

Great Ideas for a Great Place

Downtown Bellevue CHARRETTE SKETCH BOOK

Spring 2005

City of Bellevue



 **BELLEVUE DOWNTOWN**
ASSOCIATION

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Special Thanks

Special thanks to the Bellevue Arts Museum for hosting the pre-charrette orientation, and to Equity Office for providing the Key Center Atrium for the charrette event.

Video Production

Mei Dayton-Celt of Bellevue TV filmed the pre-charrette presentation and portions of the charrette event. A multi-part series will run in early 2005 on Channel 21. Rick Abe from MediaPortfolio captured footage and interviews from the charrette and has made a short highlights video available at www.mediaportfolio.com.

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Introduction

GREAT IDEAS FOR GREAT PLACE

On September 17 & 18, 2004, over 50 local design professionals volunteered for an exciting two-day design charrette—a creative, intense worksession—focusing on the continued evolution of Downtown Bellevue as a great place. The public was invited to observe the charrette and offer comments on works in progress. This sketch book inventories all the ideas generated at the charrette for a more in-depth review. A public process to occur in 2005 will select the best ideas and determine how to put them into action.

The purpose of the charrette was to build on the “Great Place Strategy” in the Downtown Subarea Plan by further defining strategies for creating livable and memorable places. A key challenge posed to the participants was how to use urban design to differentiate Bellevue’s downtown neighborhoods.

Great Place Strategy

To remain competitive in the next generation, Downtown Bellevue must be viable, livable, memorable and accessible. It must become the symbolic as well as functional heart of the Eastside Region through the continued location of cultural, entertainment and regional uses located in distinct, mixed-use neighborhoods connected by a variety of unique public places and great public infrastructure.

The results of the charrette build on Downtown Bellevue’s past successes and strengthen the role of urban design



for future downtown development. The best ideas may be carried forward in several ways, including helping the city plan and design public projects, updating zoning code incentives for downtown, and

providing developers with ideas they might incorporate into the design of their projects.

Participants

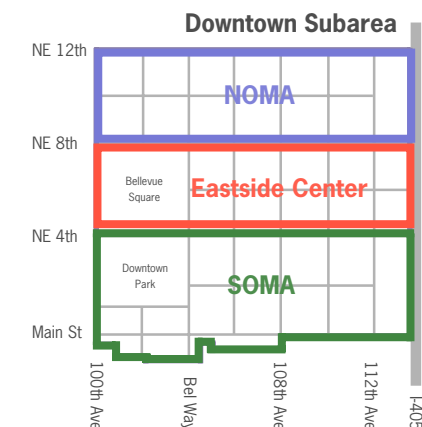
Charrette participants included local design professionals from the architecture, landscape architecture, planning, and urban design fields. The charrette was organized by the City of Bellevue and Bellevue Downtown Association in conjunction with a steering committee of principals from local design firms. There was a sense that the design community would be interested in “giving back to the community” as well as the opportunity to “participate in a unique Eastside challenge.”



Team Assignments

The charrette focused on the 410-acre Downtown Subarea, extending from NE 12th Street to the north, the Main Street area to the south, 100th Ave NE to the west, and I-405 to the east.

Six teams participated in the charrette. Teams were comprised of a mix of design professionals from different firms. This added greatly to the collaborative, non-competitive atmosphere at the event. Two teams were assigned NOMA (the area north of the mall), two SOMA (area south of the mall), and two Bellevue’s Eastside Center (area between NE 8th and NE 4th Streets). Teams focused primarily on their assigned area, but also paid special attention to relationships with adjacent areas.



Givens

There were two primary givens that framed the generation of ideas at the charrette. The first was the transportation framework developed as part of the Downtown Plan. This framework identified future transportation needs, both for access to/from downtown, and travel within downtown. The results from the Downtown Plan include the following:

- Retain the existing downtown grid, including the superblock street system.
- Transit service will double (with ridership quadrupling) over the next 20 years. In addition, some type of downtown circulator system will come on line when it becomes viable.
- Develop a one-way street system on 106th Ave (northbound) and 108th Ave (southbound), between Main Street and NE 12th Street.
- Link NE 2nd and NE 10th Streets to 116th Ave (traveling across I-405), and connect these streets to I-405/ SR-520 via the collector distributor system.

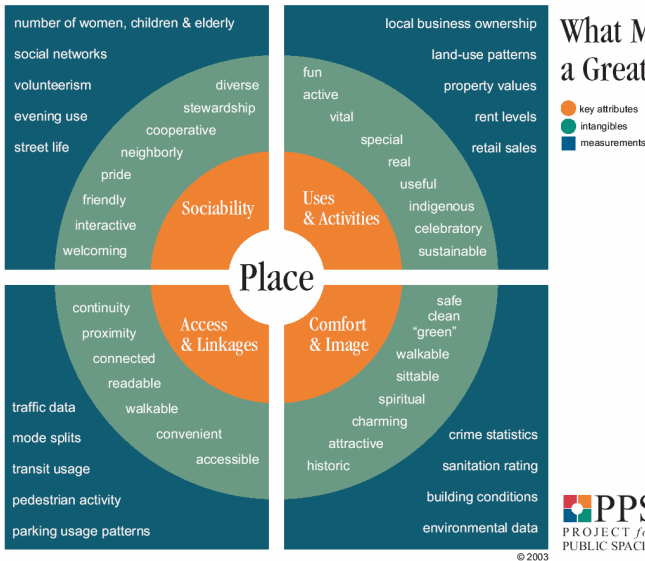
The second given was the existing zoning envelope for downtown development. The charrette was not intended to revisit the underlying structure of the downtown “wedding cake,” the maximum allowable floor area ratios



and heights in each zoning district, or the menu of permitted uses (though participants were encouraged to identify some uses as highly desirable or preferred).

Pre-Charrette Orientation

An orientation and keynote address open to the public took place three days prior to the charrette on September 14. The objectives of the charrette and charrette program were reviewed in detail. Noted urbanist Fred Kent, from the non-profit group Project for Public Spaces, provided his take on how to enhance urban environments like Downtown Bellevue to create a truly great place (see graphic below for key attributes, intangibles, and measurements). He provided examples from around the world, with a focus on the need to balance good design with well-thought programming of public spaces.



A key concept that Mr. Kent used to inspire charrette participants was the “Powers of Ten.” This concept works at multiples levels. It states that truly memorable



regions have ten great attractions, truly memorable **cities** have ten great attractions, truly memorable **downtowns** have ten great attractions, and each truly memorable **neighborhood** within a downtown has ten great attractions. He challenged the design professionals to use this as a measuring stick as they assess the current conditions of each neighborhood in Downtown Bellevue. If there weren’t ten great attractions, he encouraged the group to come up with a vision for what they might be.

DESIGN PRINCIPLES

A set of design principles included in the Downtown Plan were given to the charrette participants to help them become familiar with the details of the overall vision for Downtown Bellevue.

A Series of Downtown Neighborhoods

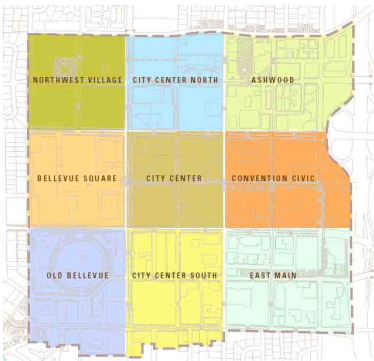
Downtown should develop as a series of distinct, mixed-use neighborhoods (or districts) that each capitalize on their locations and unique identities. Downtown was originally laid out in a manner that is defined by its street grid and system of 600-foot superblocks. Rather than one homogenous downtown, the superblocks may be grouped together to form nine districts. Each district has clear boundaries formed by major arterials that extend outside of downtown. Each district is pedestrian-friendly in size, and easily traversed in a ten-minute walk.

By connecting the center row (Bellevue Square to Convention/Civic) into a common district, the symbolic and functional center of the Eastside is created. This is Bellevue’s Eastside Center. To the north and south of the Center are three districts each that make up NOMA and SOMA (the “north of mall area” and “south of mall area”). Some of the districts such as Ashwood and Old Bellevue already have clear identities. The identity of others is not as clear and will evolve over time.

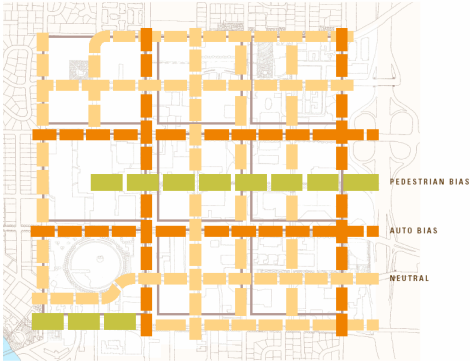
Street Hierarchy

There are a range of street types in Downtown Bellevue and each may be placed in a hierarchy based on their connectivity, cross-section, and current and future auto

Downtown Neighborhoods

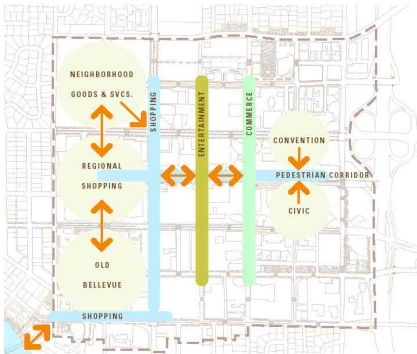


Street Hierarchy



volume. The pedestrian-bias streets of NE 6th and the portion of Main Street in Old Bellevue are unique in Downtown Bellevue. The NE 6th Street Pedestrian Corridor shifts from west to east from a limited auto-access street, to no auto access, to a transit mall. Old Bellevue has a two-lane Main Street with on-street parking, small retail shops, and high levels of pedestrian activity which provides a signature look and feel. At the other end of the spectrum are auto-bias streets. They will provide pleasant pedestrian environments, but are currently intended for high vehicle volumes, and will be required to serve similar and increasing volumes in the future. Bellevue Way, NE 4th Street, NE 8th Street, and 112th Ave NE are examples. The streets in between auto-bias and pedestrian-bias are said to be neutral. They will evolve over time to serve both pedestrians and automobiles in a manner that reinforces the adjacent land uses and travel demands of future development.

Signature Streets



Signature Streets

The functional aspect of Downtown Bellevue’s streets can be refined around a set of signature themes. There are three types of signature streets. Bellevue Way, Main Street in Old Bellevue, and the NE 6th Pedestrian Corridor are identified as Shopping Streets. The others are 106th Ave NE as Entertainment Avenue, and 108th Ave NE as downtown’s Commerce Avenue. These streets will help tie downtown together with complementary uses and design elements. All these streets will continue to support multiple uses, with their unique identities evolving over time.

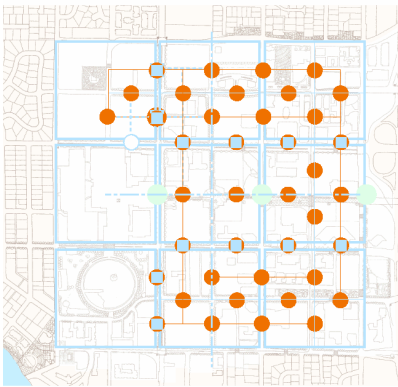
Parking

Bellevue is characterized by limited amounts of short-term parking in areas that are not always convenient to key points of access. This principle of parking speaks more to what’s not and needs to be, than what is and how to shape it. Three factors will significantly influence parking. First, each district needs to supply short-term parking. Short-term parking facilities will be located in proximity and accessible to retail destinations. Second, on-street parking (possibly off-peak) needs to be provided in appropriate locations. Third, a “park-once” strategy needs to be developed as an overlay for all parking considerations. These three factors will significantly influence the street character of Downtown Bellevue and enhance the ability of people to move between districts conveniently.

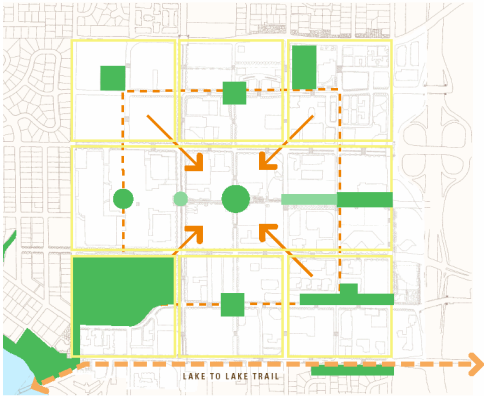
Mid-Block Pedestrian Crossings

The scale of downtown’s 600-foot long superblocks provides a challenge in creating a fine-grained pedestrian environment. In select locations, there may be opportunities to improve pedestrian mobility across arterial streets with signalized mid-block pedestrian crossings. The graphic to the right shows the concept for a series of these connections and the impact they could have as a system. The precise location and number of these crossings will be determined by the design of adjacent superblocks, consideration of traffic flow, and the quality of the pedestrian environment. Mid-block crossings would not be appropriate on auto-biased streets, but may be possible on auto-neutral streets and pedestrian-biased streets.

Mid-Block Crossings



Parks and Open Space



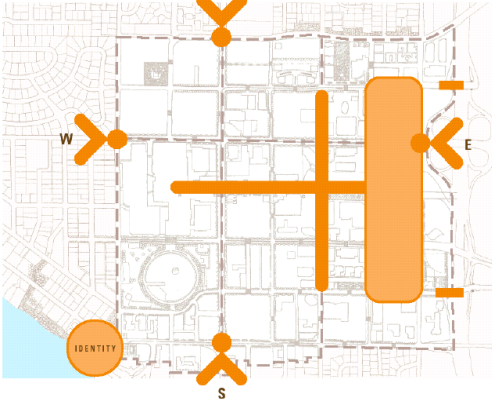
Parks and Open Space

Open space provided by both the public and the private sectors is a key component of being a livable city. Throughout Bellevue, open space punctuates, accents, and highlights the fabric of a city. Parks, recreation, and open space amenities within downtown will function as a system that reinforces the notion of Bellevue as a “city in a park.” Some pieces, like the 20-acre Downtown Park, serve a regional need, while others are oriented to a particular neighborhood or district. The character of downtown’s amenities will vary from quiet, contemplative and green, to crowded, high energy and more architectural. The system will be tied together in a planned and deliberate way by creating connections along downtown’s sidewalks and mid-block connections.

Gateways

The graphic to the left shows gateway and identity opportunities for Downtown Bellevue. Major gateway locations are on Bellevue Way from the north and south, and on NE 8th Street from the east and west. Major identity opportunities are shown at Meydenbauer Bay, the Pedestrian Corridor, the ridge along 108th Ave NE (the highest point in downtown, with some of the tallest buildings), the properties directly visible from I-405, and new bridges to be constructed across I-405 at NE 10th Street and NE 2nd Street.

Gateways

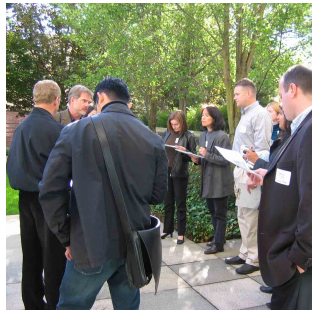


Memorability

Viability, livability, and memorability are all important in the evolution of Downtown Bellevue. Memorability can take many forms. It can be recognizable in the form of

some local icons, such as the Space Needle, or Pike Place Market. It can be more generally recognized as an identity, such as the neighborhoods of the Back Bay or Beacon Hill in Boston. It can be established as a multi-use district, such as Fisherman's Wharf in San Francisco. For Downtown Bellevue, it is important that memorability be authentic—a genuine expression of Bellevue's place and adjacency to those geographic and natural features most strongly identified with the Pacific Northwest. This may ultimately take either a symbolic or physical form. It may be a combination of a lot of little things, as well as some significant grand gestures.

SPECIFIC TASKS



The charrette began with a walking tour of each team's assigned area. Each team was asked to respond to the following tasks over the remainder of the two days. The deliverables for each team itemized

in this sketch book include a narrative of their approach followed by a host of supporting sketches and plans.

1. Neighborhood Image and Identity

Develop a design intent to characterize an image and identity for each neighborhood. Describe and illustrate how this intent will be expressed. For example, with preferred ground-level uses, landscaping, sidewalk treatments, menu of urban amenities, etc.

2. Special Places

Identify a general location, design concept and function for ten special places within each neighborhood (e.g.



Ashwood, Old Bellevue).

These may include both public spaces and quasi-public spaces on the interior and exterior of buildings and within the right-of-way. Explore how these places will contribute to downtown

livability and memorability, and to the specific user profiles who might experience these places.

3. Pedestrian Linkages

Explore how linkages for the pedestrians can be enhanced, both along and within superblocks, and how these tie together the special places identified above.

4. Signature Streets

Explore how the portion of each signature street is addressed within a given study area, and how this relates to the balance of street along the corridor.

5. Iconic Elements

Explore how the use of iconic elements within downtown will contribute to livability and memorability for the city.



Team One: The 10th Street Posse

PARTICIPANTS

Brian Brand, Baylis Architects (Team Leader)

Rick Abe, Media Portfolio

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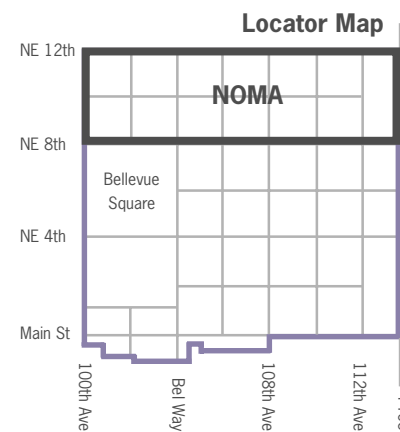
Han Vong, NBBJ

Don Watts, Baylis Architects



ASSIGNMENT

Team One (along with Team Two) was given the assignment of NOMA, or the “north of mall area.” NOMA is the northern third of Downtown Bellevue, delineated by NE 12th Street to the north, NE 8th Street to the south, 100th Ave NE to the west, and I-405 to the east.



APPROACH

Neighborhood Identity

Our approach to the NOMA district has been to conceptualize it as three very distinct neighborhoods strung as beads along the common thread of NE 10th Street. Although not currently apparent, the planned connection of NE 10th Street to I-405 and the Overlake Hospital area will change the character of this street in significant ways, and drive change in these three neighborhoods. We have tried to identify what is working well in these neighborhoods, to understand the future urban design and development opportunities within them, and make specific recommendations related to these redevelopment opportunities. In each case, we have tried to reinforce unique neighborhood character. We had the following perceptions of the character of the three neighborhoods. The names are the ones we gave them during the charrette.

- **Ashwood Park:** A medium density, predominantly residential neighborhood in the northeast corner of downtown.
- **Hidden Gardens:** Also known as City Center North, it is currently characterized largely by older low-density commercial uses. It is poised to undergo significant large-scale redevelopment in the near future.

- **New Bellevue:** Also known as Northwest Village, this older low-rise commercial area has an opportunity to grow into a unique, fine-grained, and street-oriented retail district.

As reflected in our name, “The 10th Street Posse,” we have focused on NE 10th Street as a Signature Street (in addition to those identified in the Downtown Plan). The pending connection to I-405 and eastward is anticipated to result in a large increase in traffic volume. At the same time, there will be a major change to certain blocks adjacent the street as the result of planned development currently on the drawing boards. Careful attention to developing a quality streetscape along NE 10th Street that will be comfortable for both pedestrians and motorists is needed. Developing this streetscape character will be a central challenge in the NOMA area, particularly between 108th Ave NE and Bellevue Way (due to adjacent development). West of Bellevue Way, our team’s vision for NE 10th Street is that of a very different street. We believe the intersection of NE 10th Street and Bellevue Way should create a “gateway” of sorts. This vision imagines a quieter street, designed to



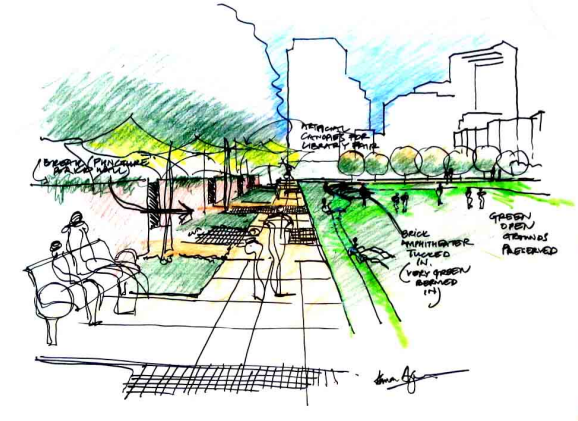
support new boutique retail along its borders rather than functioning only to move volumes of cars through the neighborhood.

Iconic Elements

There are a few items within NOMA that could be considered iconic, from a neighborhood identity perspective. Not all of them are buildings: the George Tsutakawa fountain and the sequoia tree on NE 8th Street at 106th Ave, the public sculpture in front of the library, and McCormick Park are notable examples. These elements provide image and identity to the area, as well as creating a sense of history. They should be preserved. There are a few iconic buildings, the Regional Library and Bellevue Place, that help create a sense of place and community. Others are planned, such as a new performing arts center and a black box theatre. These will serve to draw people into downtown during evenings and weekends, thus supporting other businesses. They will also help create the sense that Downtown Bellevue is about more than only jobs and retail. One urban iconic element that has not yet developed in NOMA: the neighborhood watering hole (i.e. good bars). Such after-hours gathering places are essential to creating a sense of community, and should be encouraged in future development, where appropriate.

“Ashwood Park” Neighborhood

Of the three NOMA neighborhoods, “Ashwood Park” in the northeast corner is the furthest along the road towards achieving an enduring form. Substantial amounts

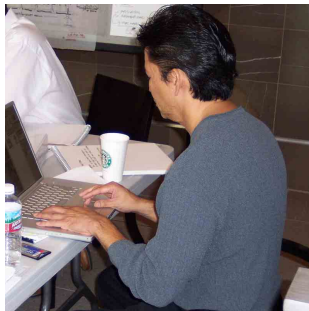


of attractive mid-rise residential buildings, often with ground-floor commercial uses, have been completed in recent years. This dense residential development gives the neighborhood its essential character. It is supplemented by public uses such as the Regional Library and Ashwood Park. Other existing and planned cultural amenities, including the Doll Museum (existing), a small black box theatre planned next to Ashwood Park on 106th Ave NE, and future community center located in the park will bolster the growing sense of neighborhood identity. A small neighborhood restaurant district is emerging along NE 10th Street near the library. Major change within this neighborhood in the future will be powerfully influenced by the planned connection of NE 10th Street through to I-405. Major elements that can positively affect future change in this neighborhood include:

- **Mid-block connectors:** Existing mid-block pedestrian connectors should be clearly identified and linked to

create an attractive and inviting pathway system within the interior of the individual large superblocks. A separate street signage system should be established and implemented marking these paths.

- **Improvements to Ashwood Park:** Ashwood Park has the opportunity to be improved to better serve the neighborhood, including such features as a community center at the north end and a small amphitheater built into the grade at the southeast corner. A proposed private black box theatre is being planned at the southwest corner and should be supported and integrated into the public space in a compatible way. Each of these public serving uses on this block; the library, the park, the theatre, the community center, the doll museum, should work as a harmonious whole. This list should include the on-going use of the park as a playing field for youngsters.
- **On-street parking:** On-street parking should be encouraged wherever possible in this district. In particular, this includes parking on the one-way couplet streets (106th/108th Ave) and where it already exists.
- **Neighborhood commercial:** Commercial uses other than sit-down restaurants are absent in this neighborhood. Opportunities to introduce other uses as more families move in, such as day care,

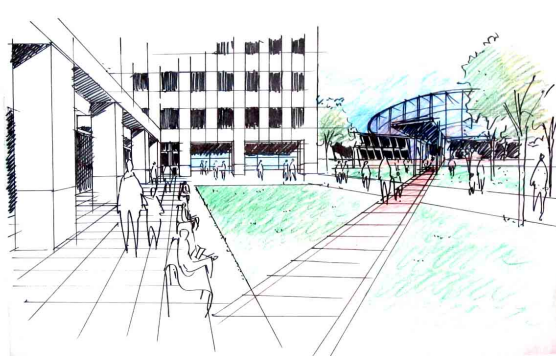


into the grade at the southeast corner. A proposed private black box theatre is being planned at the southwest corner and should be supported and integrated into the public space in a

convenience stores, pubs, and similar uses will create a more liveable residential neighborhood.

“Hidden Gardens” Neighborhood

This NOMA neighborhood has the greatest possibility of the three for major redevelopment as an intensive high-rise mixed-use district. Several existing developments such as Bellevue Place, and Palazzo I & II, have begun to develop this character and will remain in place principally as they are now. However, over a span of the next decade or so, the majority of parcels within the four superblocks are poised for redevelopment. The Wasatch Superblock in particular, bounded by NE 8th Street, 106th Ave NE, NE 10th Street, and 108th Ave NE is currently under one ownership and prepared for change. In general, land assemblage is an obstacle to cohesive major redevelopment with the Bellevue superblock environment. However, in this neighborhood the Wasatch Superblock and portions of others are amenable to this approach.



Another exciting opportunity in this neighborhood is the potential for the creation of a performing arts center adjacent to the Bellevue Place and the Hyatt Regency Wintergarden, on the south side of NE 10th Street. Our group’s name for this neighborhood, “Hidden Gardens,” comes from this existing feature and the potential for extensive and coordinated development of semi-public open spaces within private property throughout these large blocks as they redevelop. This open space network can become a priceless public amenity including mid-block connectors, retail plazas with seating, restaurants and outdoor café seating, hidden seating nooks, building forecourts and other “gems” to be discovered.

Critical elements included within this district are as follows:

- **Performing arts center:** The proposed Performing Arts Center Eastside located on NE 10th Street is an exciting opportunity. Along with other existing and proposed cultural elements nearby, such as the library, the Wintergarden, the Doll Museum, the proposed Ashwood Park community center, and a proposed black box theatre, the vision of an emerging cultural district along NE 10th Street becomes apparent.
- **Associated courtyards and passages:** Development of a series of courtyards and passages with the development of the performing arts center. These should be integrated into Bellevue Place and the Wintergarden as well, helping fulfill the promise of public places. Variety should be emphasized, and they

can be designed to support commercial or public venues as forecourts, entryways, or connections.

- **Semi-public seating and café space:** These uses should be encouraged on the sunny north side of NE 8th Street and NE 10th Street between 106th Ave NE and 108th Ave NE. One local model for such a lively street-oriented development is Ascadia Bistro on NE 10th Street at 110th Ave NE.
- **Wider sidewalks with landscaping:** Sidewalk dimensions need to be appropriately scaled at the larger mixed-use developments, along with landscape strategies to buffer pedestrians from vehicular traffic. Sidewalks 14 feet wide are suggested as a minimum dimension, while sidewalks as broad as 18 feet or even more may be appropriate in certain places. Existing street configurations will require that some of this sidewalk area be yielded from private property. Density bonuses can be an appropriate compensation. Objections regarding private ownership of land should not be permitted to derail the development of a pedestrian-oriented streetscape.
- **Vibrant street level development:** Street-level character for major development such as the Wasatch Superblock needs to be carefully planned and reviewed with each street front having its own character and personality related to the particular street it abuts.
- **Retain existing character:** Existing character in the neighborhood is provided by subtle elements such as the George Tsutakawa fountain and the sequoia tree located at the corner of NE 8th Street and 106th Ave

NE. Observation and public inquiry may reveal others. These elements should be protected and preserved, to the degree that is feasible and appropriate.

- **Dual character of NE 10th Street:** The character of NE 10th Street as a major vehicular arterial, as well as a friendly pedestrian environment needs to be developed. The use of a “green street” approach whereby landscaping and street furniture are designed to create buffers between fast moving traffic and pedestrians should be encouraged. A higher quality of streetscape development is desirable here, including lighting, pavements, etc. Also, small “pocket urban courtyards” at intersections or mid-block can create variety and enhance the “green street” concept. These can be spaces developed to support commercial uses, not necessarily publicly-maintained space.



- **Pedestrian crossings at NE 10th Street and NE 12th Street:** Connections across NE 10th Street and NE 12th Street must be considered that will allow the “Hidden Gardens” neighborhood to be relatively

porous to pedestrian traffic between downtown and the single family neighborhoods to the north, including the mid-block connectors. Connection through the Wasatch Superblock may want to move diagonally from northeast to southwest to direct pedestrians to connect to the entertainment and shopping streets.

- **One-way couplet:** Reconfiguration of 106th Ave NE and NE 108th Ave NE as a one-way couplet allows for the reduction of street width and addition of on-street parking.
- **Major grocery/drugstore development:** A site located on one of the two blocks between NE 10th Street and NE 12th Street may be more appropriate for the redevelopment of the QFC and Bartell Drugs as a mixed use building as discussed in the “New Bellevue” neighborhood. This location creates a more central location with better vehicular and pedestrian access. It also brings neighborhood retail services within walking distance of the Ashwood Park residential neighborhood.

“New Bellevue” Neighborhood

We have chosen the name “New Bellevue” for this neighborhood at the west end of NE 10th Street as a deliberate reference to Old Bellevue and the existing character of Main Street. Our vision is to assimilate that character of fine-grained boutique/specialty retail, and distribute it throughout the district as the older ubiquitous retail plazas redevelop. New Bellevue is an area where the 600-foot superblock can begin to give way to smaller blocks through coordinated action during redevelopment, allowing for development of narrower

pedestrian friendly streets which define the smaller blocks. This has already begun to spontaneously occur as parking access lanes develop into mid-block crossings.

This neighborhood thus retains and strengthens its character as a vibrant and thriving retail district which acts as a transition zone between the high-rise downtown and the adjacent residential neighborhoods. It develops a unique charm with antique stores, art galleries,



bookstores/café, restaurants, and day spas that intermix with neighborhood-serving retail such as grocery stores and drugstores. Development of a new two to three acre urban park and plaza at the

northwest corner of NE 10th Street and 102nd Ave NE helps catalyze this development, attracting a weekend farmer's market, and other programming opportunities, particularly during the summer and fall months.

The neighborhood can include mid-rise residential uses above retail areas providing a variety of living units ranging from affordable rentals to luxury condominiums.

Key components in the future development of this neighborhood are as follows:

- **Development of narrow “retail alleys” at the mid-blocks:** These alleys would have the flavor of a street in an older European neighborhood allowing for cars, pedestrians and loading, constructed with special

pavers, speed-control devices, and bollards separating pedestrians and vehicles. These alleys are envisioned as small scale, intimate streets, with very low vehicle speeds. The entire street would be a continuous level, from building face to building face, with no curbs. Use of unit pavers to create street character is highly recommended. Outdoor kiosks, dining, and vendors, as well as closing off several alleys for weekend public markets, would be encouraged.

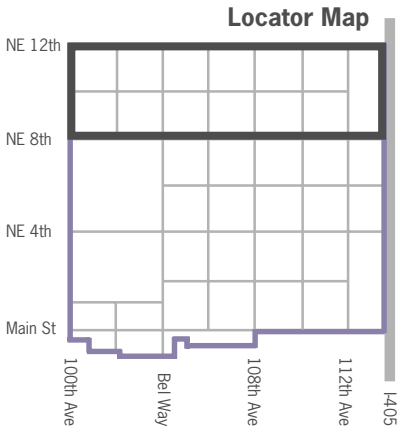


- **A new urban park/plaza:** A new two to three acre urban park and plaza at the northwest corner of NE 10th Street and 102nd Ave NE with programmable hardscape would serve as a neighborhood “square” providing opportunities for a farmers market and festivals, a tot lot/playground and passive park.
- **Development of a city-owned parking garage:** This would be a city-sponsored, subsidized public/private parking structure including retail storefronts at ground level. Availability of this structure would reinforce a “park once” strategy.

- **Changing character of NE 10th Street:** NE 10th Street should narrow west of Bellevue Way allowing on-street parking during non-peak traffic times and reinforcing its pedestrian character. Planted medians, islands, elimination of turn lanes and street furniture should delineate arrival at a different and distinct neighborhood.

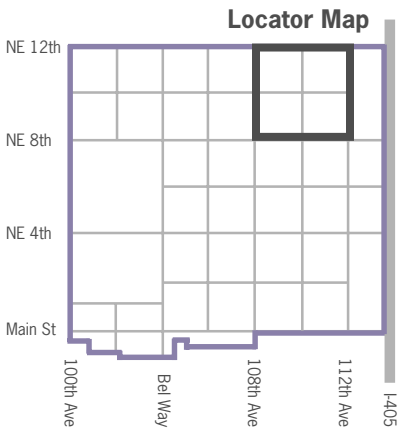
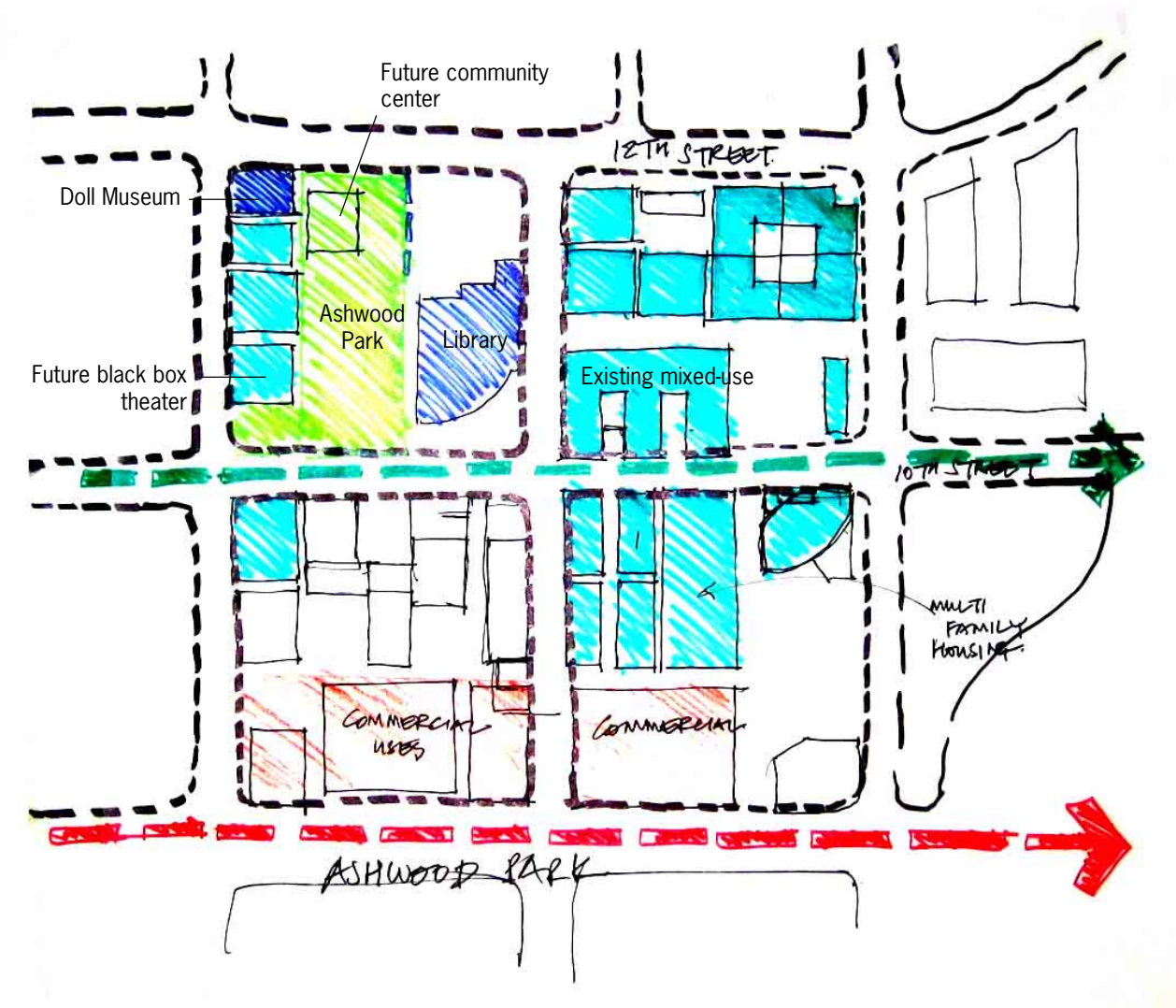
- **Eventual redevelopment of QFC:** QFC is an amenity to this neighborhood but eventually will and should redevelop as a mixed-use block with housing and underground parking, retail at street level and office/residential on upper floors. It may make sense for the city to promote redevelopment of it at a site to the east, perhaps between NE 10th Street and NE 12th Street, as identified in the “Hidden Gardens” narrative.

NOMA Neighborhoods



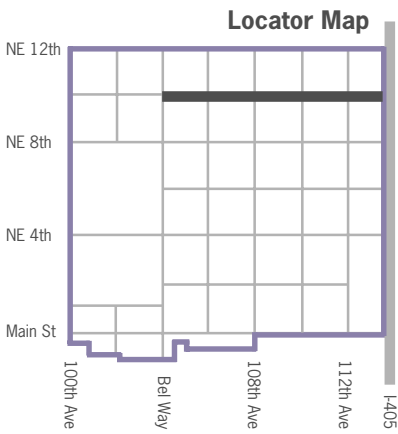
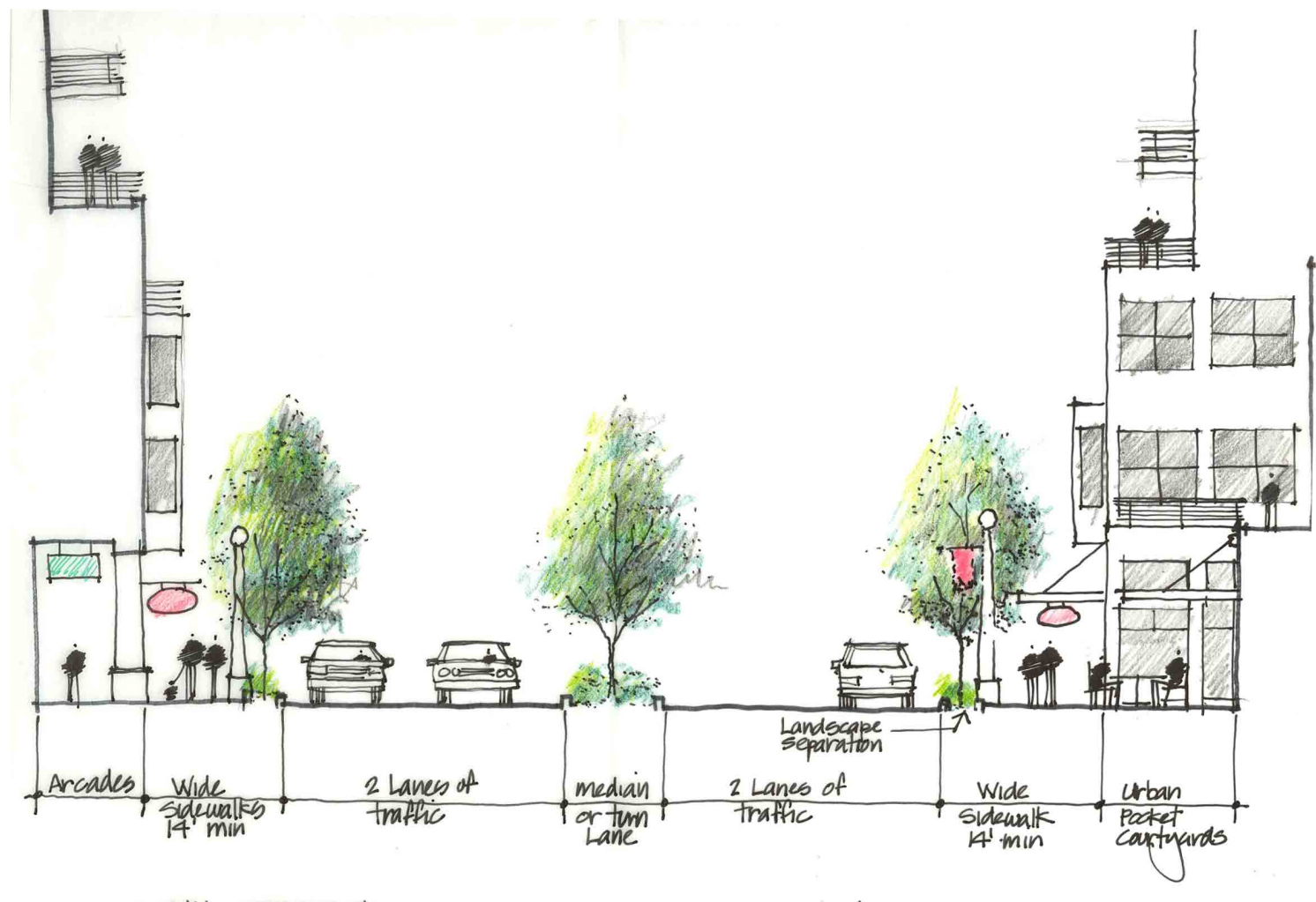
NOMA includes three very distinct neighborhoods strung as beads along the common thread of NE 10th Street.

“Ashwood Park” Neighborhood



This neighborhood is well on its way to achieving an enduring form and includes substantial new and attractive mixed-use residential, much of which includes ground-floor commercial.

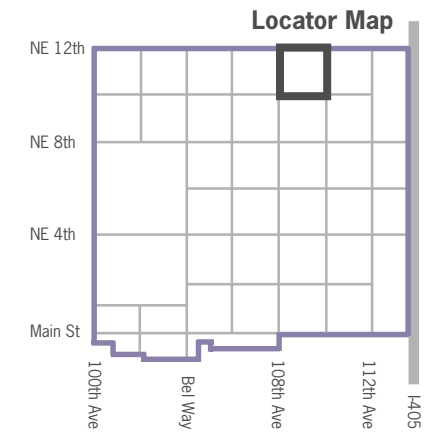
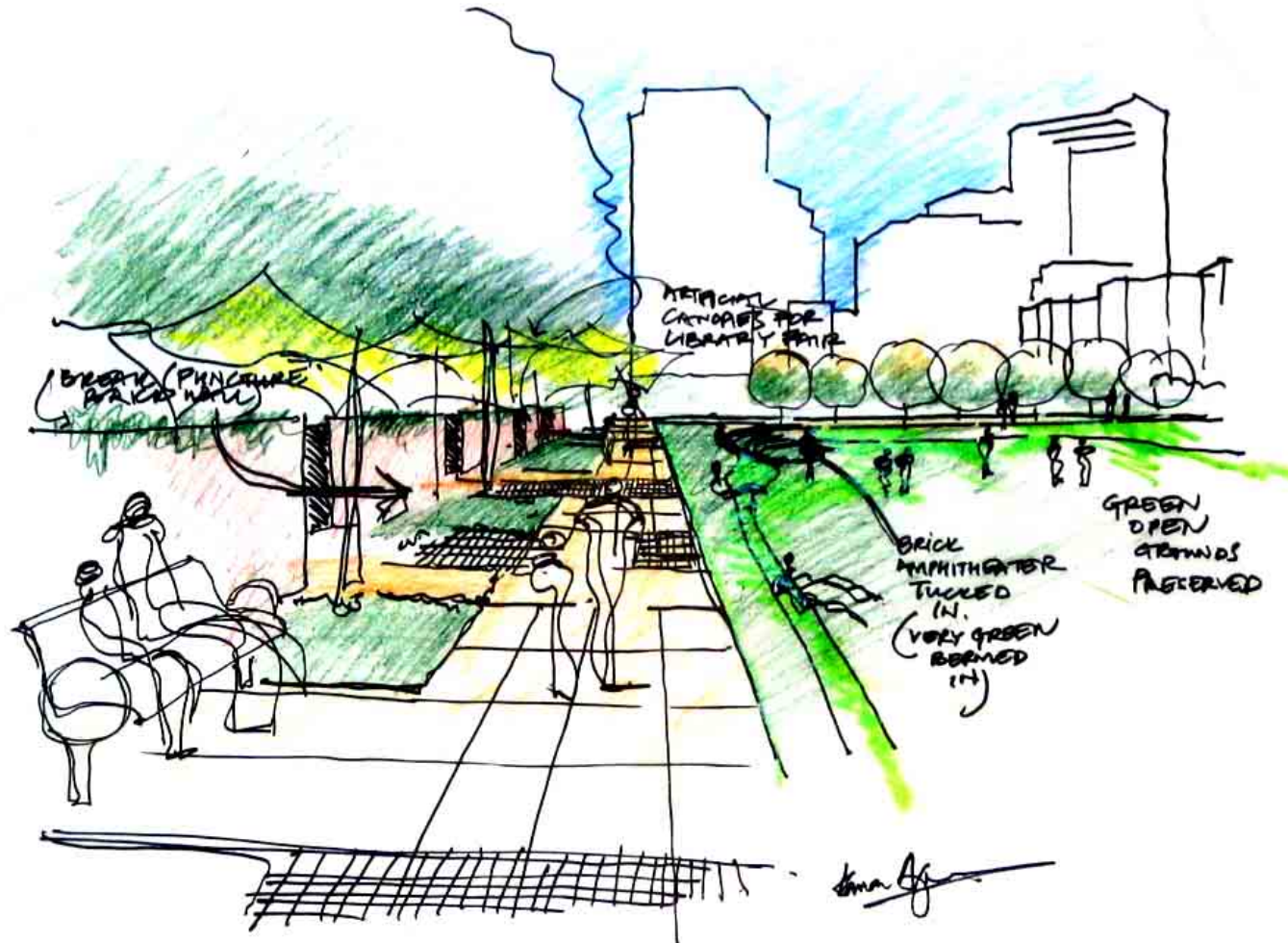
NE 10th Green Street



NE 10th Street has a dual character; one as a major vehicular artery and the second as a friendly pedestrian environment.

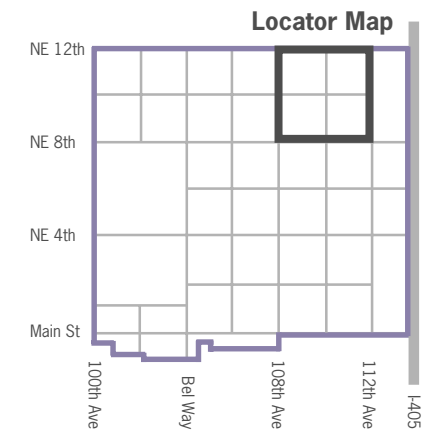
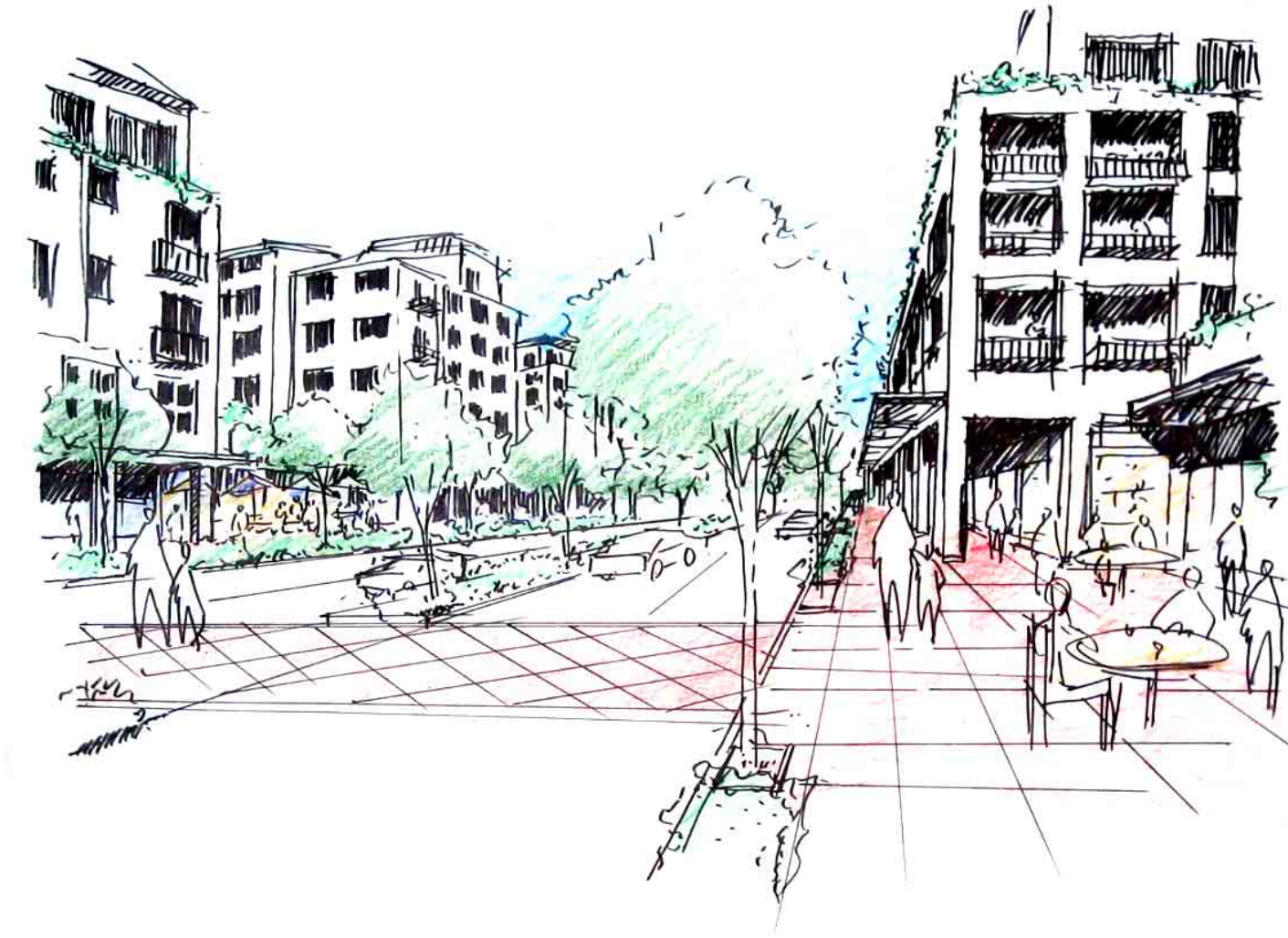
The sidewalks should be extra wide, 14 feet minimum, maybe larger in some areas to tie in with pocket urban courtyards.

Ashwood Park and Adjacent Uses



Each of the public-serving uses in this block (King County Library, Doll Museum, Ashwood Park, potential community center & potential black box theater) should work as a harmonious whole.

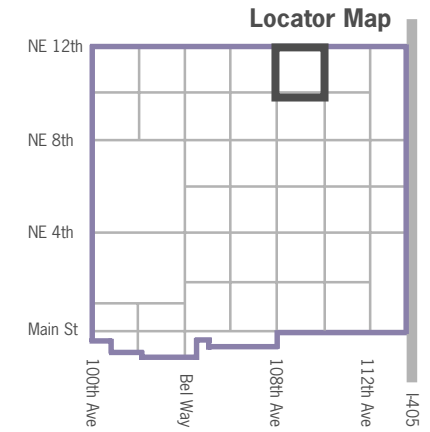
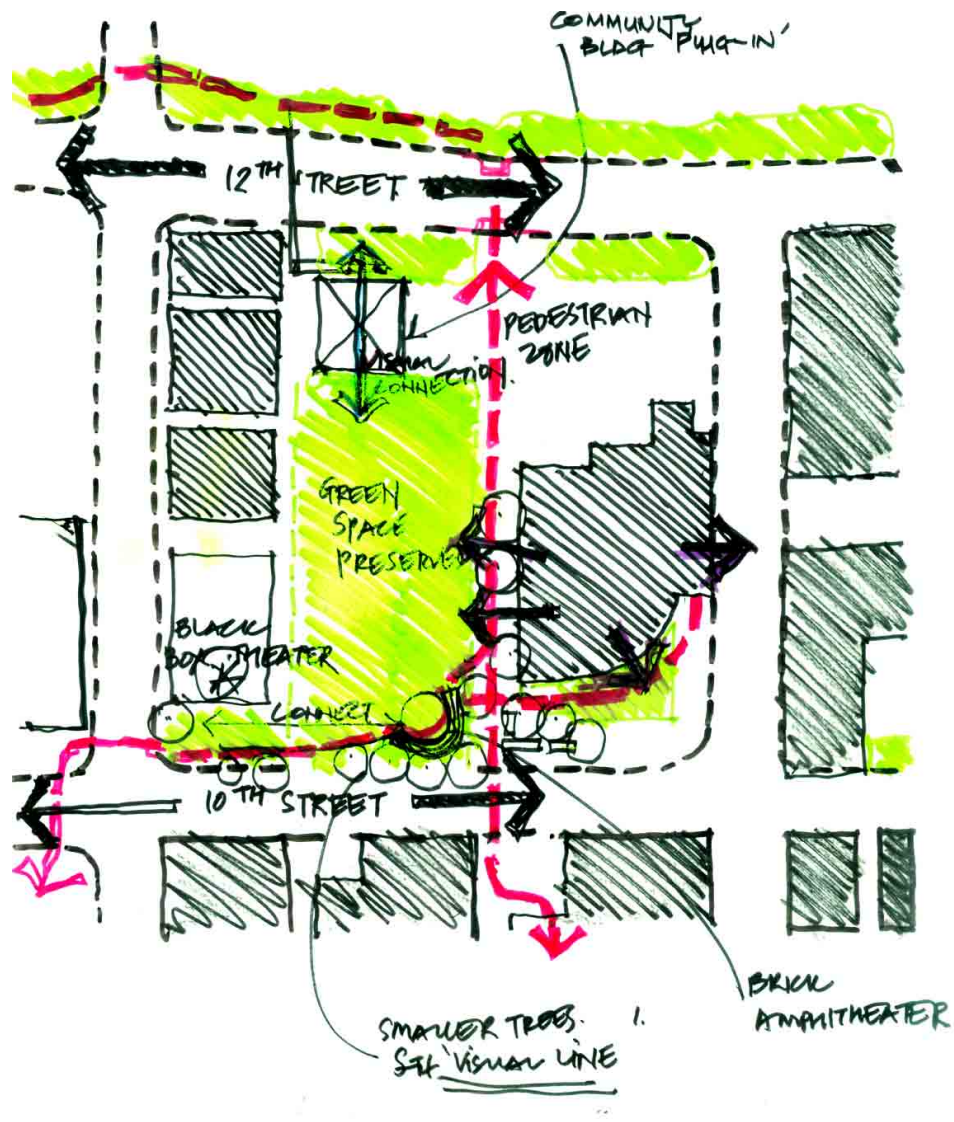
“Ashwood Park” Neighborhood



Ashwood is the furthest of NOMA's three neighborhoods towards an enduring urban form.

Major opportunities are: mid-block crossings and through-block connections, improvements to Ashwood Park, on-street parking, and additional neighborhood commercial.

Ashwood Park Connections



An attractive and inviting pathway system within the interior of the individual superblocks could enhance the “Ashwood Park” Neighborhood. The King County Library/Ashwood Park superblock is shown as an example.

A hand-drawn urban planning sketch of a city block. The sketch is divided into several sections by streets and building footprints. At the top, there are two numbered points: 1. "URBAN COURTYARDS" and 2. "HIDDEN GARDENS". Below these, there are two main goals: 1. CREATE THE 10TH STREET URBAN FABRIC and 2. MIXED USE RETAIL/HOUSING. The sketch shows a grid of streets: 10th Street (top), 106th & 108th (middle), and 106th Avenue (bottom). Key buildings and areas are labeled: "FUTURE DEVELOPMENT", "MIXED USE DEVELOPMENT", "RETAIL HOUSING", "SQUARE HOUSING", "TOWN HOME", "WASATCH SUPERBLOCK", "COMMERCIAL", "HOTEL", "PERMANENT ART CENTER", "LINCOLN SQUARE DEVELOPMENT", "PEDESTRIAN BLOCK", "STREET LIGHTS", "106TH PARKING STREETS", "106TH AVENUE", and "108TH STREET". The sketch uses various colors (blue, orange, green, yellow, purple) to highlight different areas and features. Red arrows indicate pedestrian flow and street connections. A green area at the top right is labeled "PEDESTRIAN BLOCK". A green area at the bottom right is labeled "STREET LIGHTS". A green area at the bottom left is labeled "106TH PARKING STREETS". A green area at the bottom center is labeled "106TH AVENUE". A green area at the bottom right is labeled "108TH STREET".

NE 12th

NE 8th

NE 4th

Main St

100th Ave

Bel Way

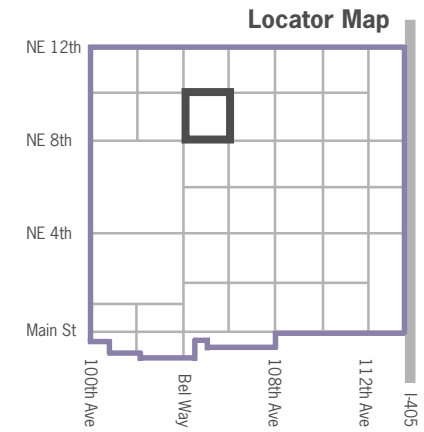
108th Ave

112th Ave

1405

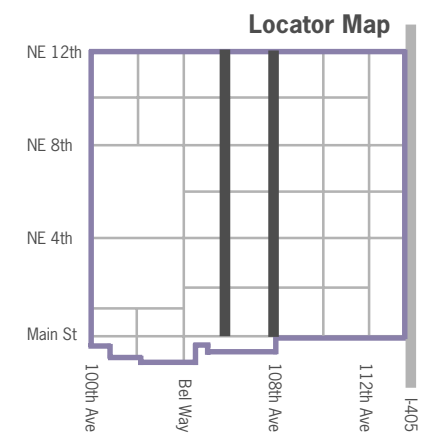
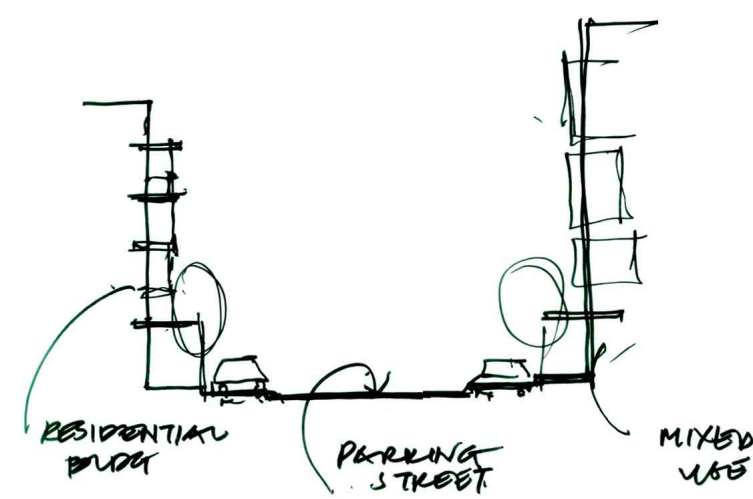
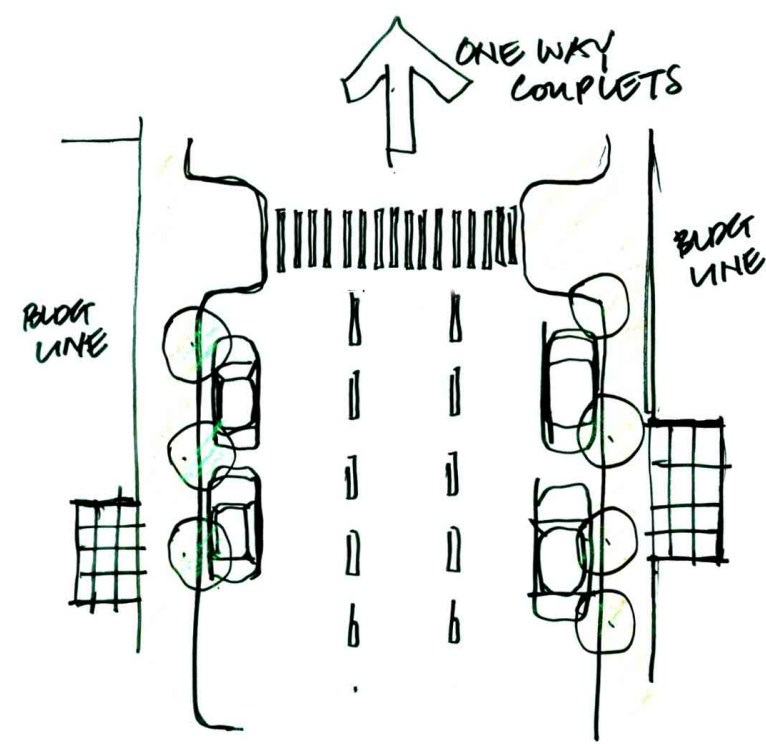
The name “Hidden Gardens” comes from the existing “Wintergarden” at Bellevue Place and the potential for coordinated development of more semi-public open spaces as the remaining large blocks redevelop.

“Hidden Garden” Leading to New Performing Arts Center



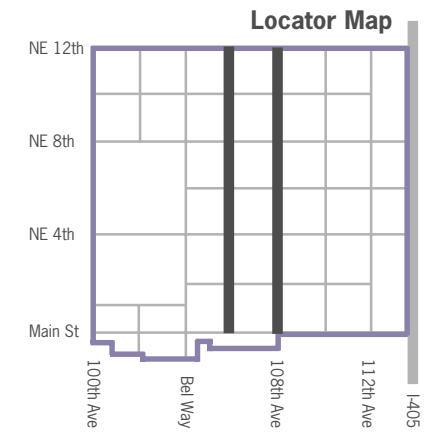
The “Hidden Gardens” Neighborhood could have a series of courtyards and passages integrated with large uses such as the planned Performing Arts Center Eastside.

One-Way Couplet Treatments



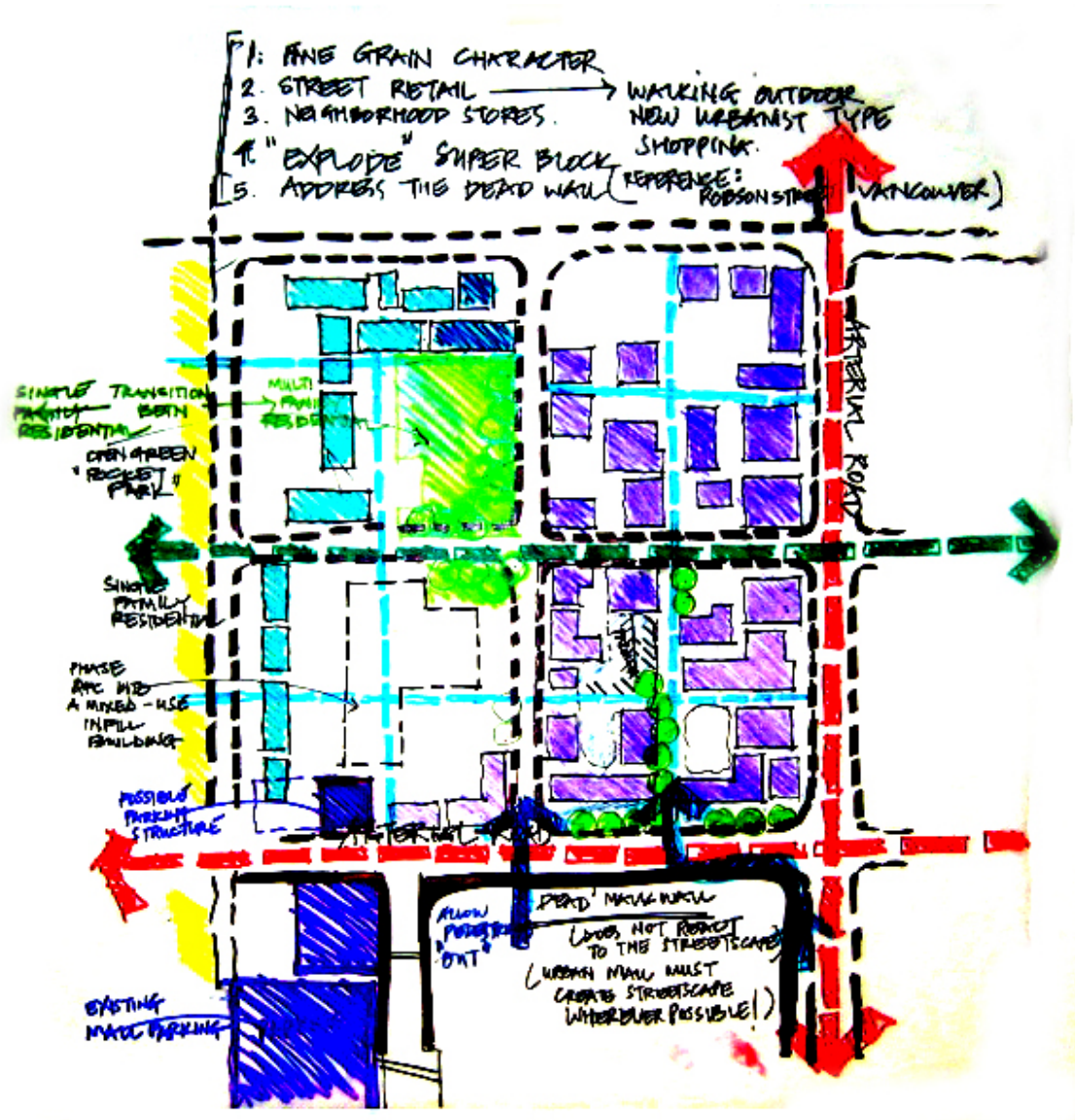
Reconfiguration of 106th Ave and 108th Ave as a one-way couplet allows for the reduction of street width and addition of on-street parking and pedestrian amenities.

One-Way Couplet Treatments

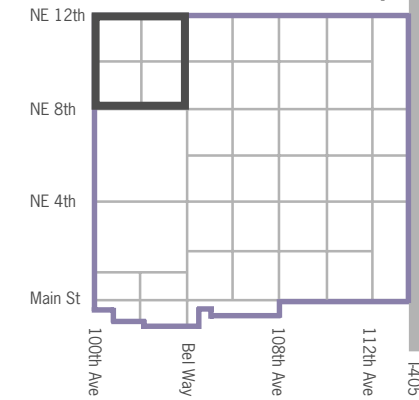


The potential character of 106th Ave and 108th Ave, designated as a one-way couplet in the Downtown Plan, could include more pedestrian amenities in place of travel lane(s). This sketch shows 106th Ave.

“New Bellevue” Neighborhood



Locator Map

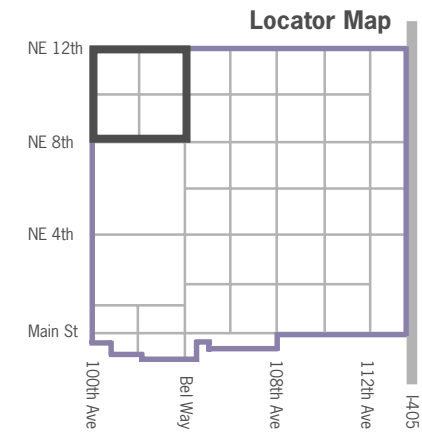


The “New Bellevue” Neighborhood is currently an older, low-rise commercial area that has the opportunity to grow into a unique, street-oriented retail district.

The name “New Bellevue” mirrors the “Old Bellevue” Neighborhood to the south.

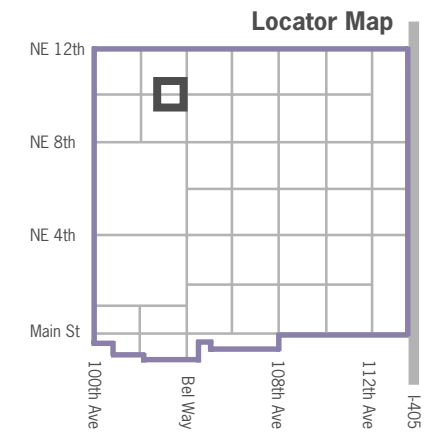
QFC is a big part of this neighborhood and should remain a key focal point as part of a larger mixed-use development in the future.

“New Bellevue” Street Character



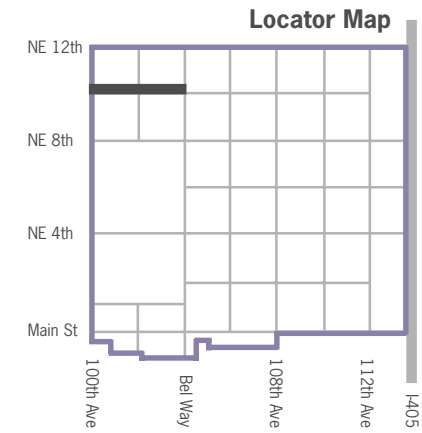
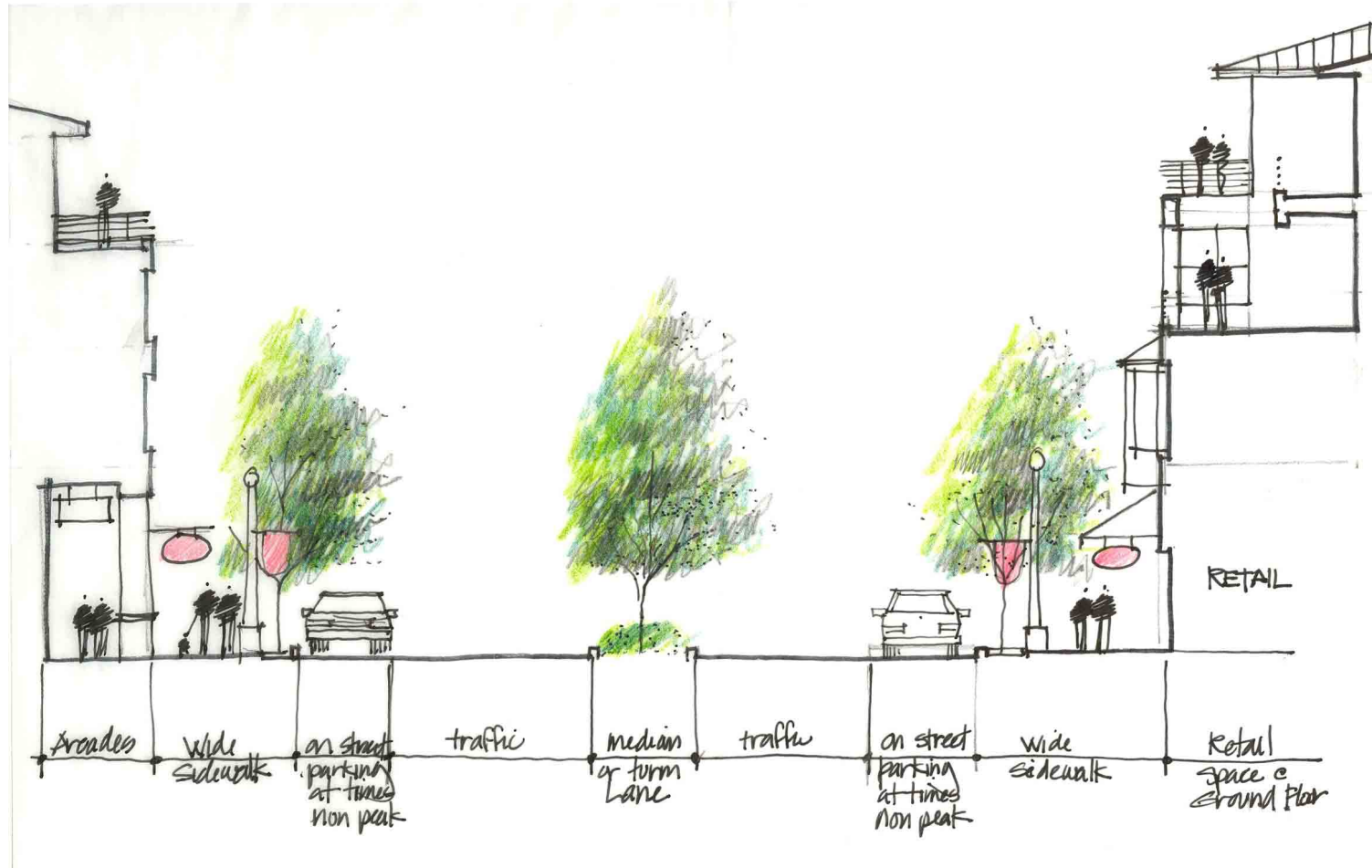
“New Bellevue” will be characterized by fine-grained retail streets and a network of “alleys with addresses” through the superblocks.

Gateway to “New Bellevue”



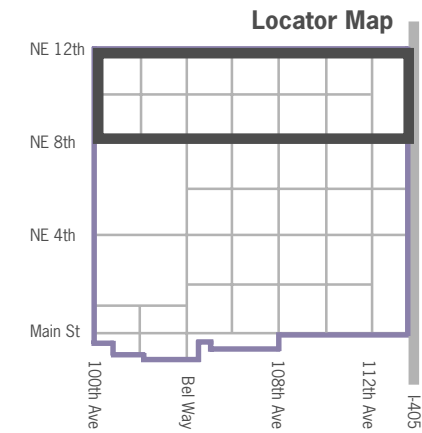
This sketch shows an urban gateway to the “New Bellevue” Neighborhood in the vicinity of NE 10th Street and Bellevue Way. It signals a transition along NE 10th from a busier street east of Bellevue Way to a quieter street in this neighborhood.

NE 10th Street in “New Bellevue”



A quieter street character will be evident on NE 10th Street west of Bellevue Way with wide sidewalks, off-peak on-street parking, and landscaped medians.

Pocket Urban Courtyards



Pocket urban courtyards could occur throughout NOMA. Located at mid-block locations or intersections, they would be part of the downtown open space network and a key public amenity. Uses could include retail plazas with seating, outdoor cafés, building forecourts, and other “gems” to be discovered.

Team Two: The NOMAds

PARTICIPANTS

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Linda Abe, EDAW

Gaurav Choppa, NBBJ

Jason Henry, The Berger Partnership

David Huang, NBBJ

Jessie Skidmore, CollinsWoerman

Jason Steiner, Mithun

Deanna Swatek, ZGF

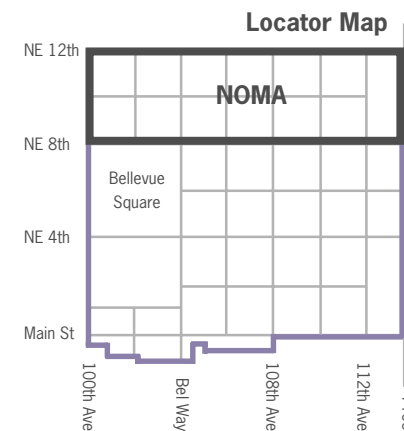
Mark Tilbe, Murase Associates

Patti Wilma, Bellevue Staff Resource



ASSIGNMENT

Team Two (along with Team One) was given the assignment of NOMA, or the “north of mall area.” NOMA is the northern third of Downtown Bellevue, delineated by NE 12th Street to the north, NE 8th Street to the south, 100th Ave NE to the west, and I-405 to the east.

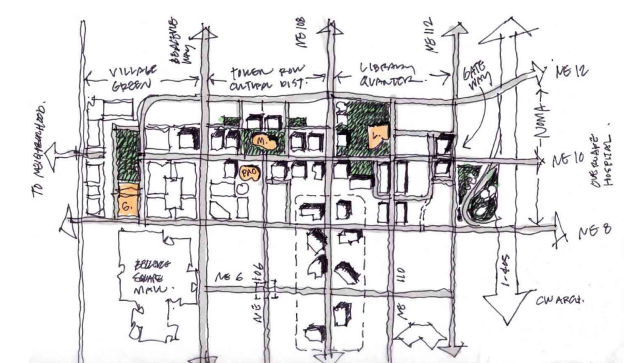


APPROACH

One Thing Leads to Another

Our team believes that NOMA is potentially threatened in its transition to a vibrant, memorable, coherent, mixed-use neighborhood. Our concern is based on several factors:

- Increased traffic volume from the NE 10th Street connection to I-405 is a major concern. As stated by traffic engineers during the 2002 Downtown Implementation Plan study, “traffic volumes are anticipated to resemble current NE 8th Street conditions by 2020.” Several of the more memorable aspects of the NE 10th Street streetscape such as small-scale restaurants and the library plaza are difficult to imagine succeeding under such conditions.



- Future uncoordinated point tower development may result in a chaotic, incomprehensible street and land use pattern. We believe coordinated, thoughtful point tower developments have the ability to form districts and define gateways and street edges much like the “Commerce Avenue” ambiance of 108th Ave NE between NE 4th Street and NE 8th Street.
- Several “superblocks” consist of low-density, residual uses which lower the potential value and coherence of NOMA, such as the Wasatch Superblock, the block to the immediate north of the Wasatch Superblock, as well as the block diagonally northwest of the Wasatch Superblock, abutting Bellevue Way and NE 12th Street. We believe this area requires an extra degree of intervention to achieve a focus and sense of place.

To address these concerns, our team focused on leveraging the unique aspects of NOMA, especially where current uses and activities have “organically” developed and prospered over time. We considered the most likely three-dimensional future development based on existing and planned development. Most importantly we



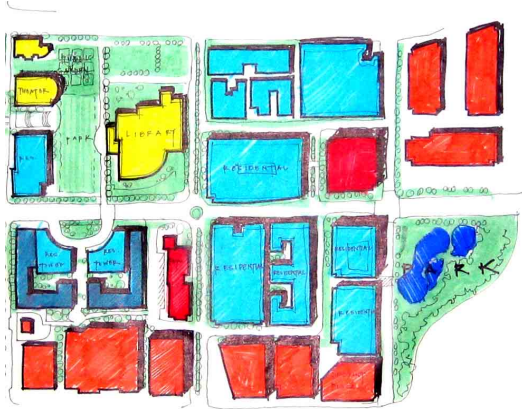
proposed creating three districts within NOMA, each comprised of a realistic four superblock development zone. We focused on NE 10th Street as NOMA’s Main Street, and considered limiting it to one-way traffic eastbound to mitigate future traffic volumes. We also view NE 10th Street as an urban space having a

clear beginning and end with a perceivable rhythm of “showcased” open green spaces within each of the three neighborhoods helping give each a focus and an authentic “reason for being.”

Within each of these open green spaces would reside “urban magnets” fronting on NE 10th Street designed to stimulate a whole series of activities in addition to what one thinks is currently available in Downtown Bellevue. These open greens would also give an identity to what we define as three neighborhoods: the Library Quarter, the Tower Row Cultural District between 108th Ave NE and Bellevue Way, and the Village Green where Northwest Village is currently.

Library Quarter District

The Library Quarter’s memorability and focus comes from the King County Library’s iconic architecture surrounded by the open green of Ashwood Park. The open green is well defined by the adjacent low-rise residential street wall. Our plan would extend the character of Ashwood Park south across NE 10th Street to help organize residential development as well as link to the existing east-west through-block connection between 110th Ave NE to 108th Ave NE. We think interior library functions such as book sales and food service should be “externalized” to enliven the adjacent exterior space. Our team believes ground-related residential units such as the stoops at NE 11th Street, as well as corner-related neighborhood cafés such as Andiamo, are key signatures of the Library Quarter and should be extended into a “restaurant row” along 110th Ave between NE 8th Street and NE 10th Street. Such an



amenity would be, and is, utilized by Library Quarter residents and lunchtime office workers. This organic link could develop into a viable pedestrian link to the downtown core across the formidable traffic volumes of NE 8th Street if people grew to really use it.

At the district’s eastern boundary, two residential point towers, one with a gallery-retail program, the other with a small neighborhood grocery program, would create a portal framing the NE 10th Street and 112th Ave NE intersection with an “edge park” adjacent to I-405 and the NE 10th Street overpass. Because of the future connection to the Overlake Hospital Campus, this district may continue being relevant to the “empty nester” demographic.

At the west boundary along 108th Ave and NE 10th Street, another residential point tower, programmed with a black box theatre at its base, would help transition to the Tower Row Cultural District in massing and program. It is obvious to our team that the library as a destination “urban magnet” has put this district on the map, given it

a focus, and generated numerous activities and “layers” of relevance. It is a successful urban strategy we strongly believe is applicable to the other districts.

Tower Row Cultural District

The Tower Row Cultural District’s memorability comes from the iconic new Technology Learning Museum at the north terminus of 106th Ave NE. We see this “urban magnet” in conjunction with the performing arts center proposed for the southwest corner of NE 10th Street and 106th Ave NE. These cultural amenities will provide a significant culmination to the proposed “Entertainment Avenue” running north-south along 106th Ave NE. Unlike the Library Quarter, most of the residential developments proposed for this district have been point towers where zoning allows. The value of this building type is of course the greater availability of open space. Consequently, we propose shifting much of this area into the green space surrounding the Technology Learning Museum. The surrounding point towers would be sited adjacent to the green space, defining it as well as defining a comprehensible “tower row” pattern along NE 10th Street.



Another memorable aspect of the Tower Row Cultural District is the dip in elevation from 108th Ave NE to 106th Ave NE. Waterfalls and terraced landscaping opportunities within the green space surrounding the



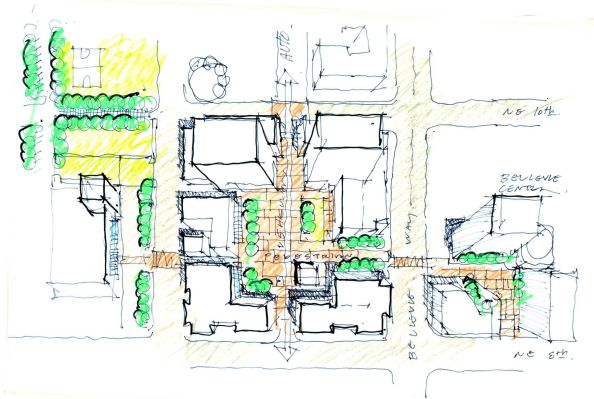
Technology Learning Museum should be developed. The green space in this district should be programmed to accommodate requirements of high-density residential uses such as urban gardens,

playgrounds, and recreational courts. Residential demographics could include some children; especially in the lower, more ground-related units, along NE 12th Street. We believe the primary residential demographic to be younger singles or double-income childless couples based on proximity to the “Entertainment Avenue” of 106th Ave NE.

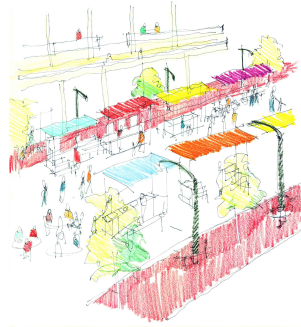
Village Green District

The Village Green’s memorability is derived more from the “town square” open green pattern than the “iconic object in the park” identity of the other two districts. We see this as leveraging the current village character of smaller scale, neighborhood service retail that serves not only this district but also the adjacent single family neighborhoods to the north and west. We also view the Village Green as providing an emphatic western vehicular terminus to NE 10th Street at 102nd Ave NE. In a similar way to ending 106th Ave NE at the Technology Learning

Museum, we believe not all existing roadways in NOMA need extend to what is thought of as “the edge of downtown.” Through-traffic to adjacent single family neighborhoods may be reduced, as well as creating truly urban vistas, especially where roads like 106th Ave NE don’t extend past NE 12th Street.



In order to “charge” the Village Green with a significant variety of uses for such a large space, we propose a continuous “Main Street” retail edge along its perimeter. Angle parking with a textured paving and curbless edge detail would signal a shared pedestrian/auto realm ensuring viability for neighborhood service retail. We envision the sidewalk zone be wide enough to support a variety of social interactions. At the southern edge of the Village Green a large-scale grocery store would service this district in addition to the surrounding neighborhoods, much as it functions today. To better define the space of the Village Green, we see additional uses above the retail such as neighborhood services, meeting rooms, continuing education facilities, and daycare. An additional



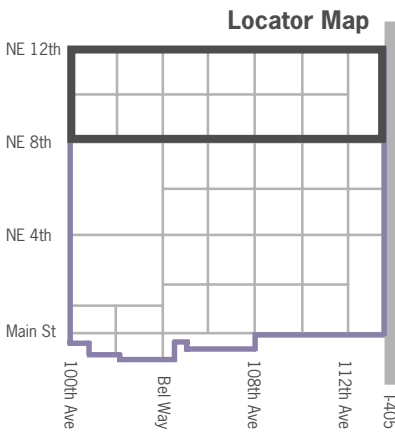
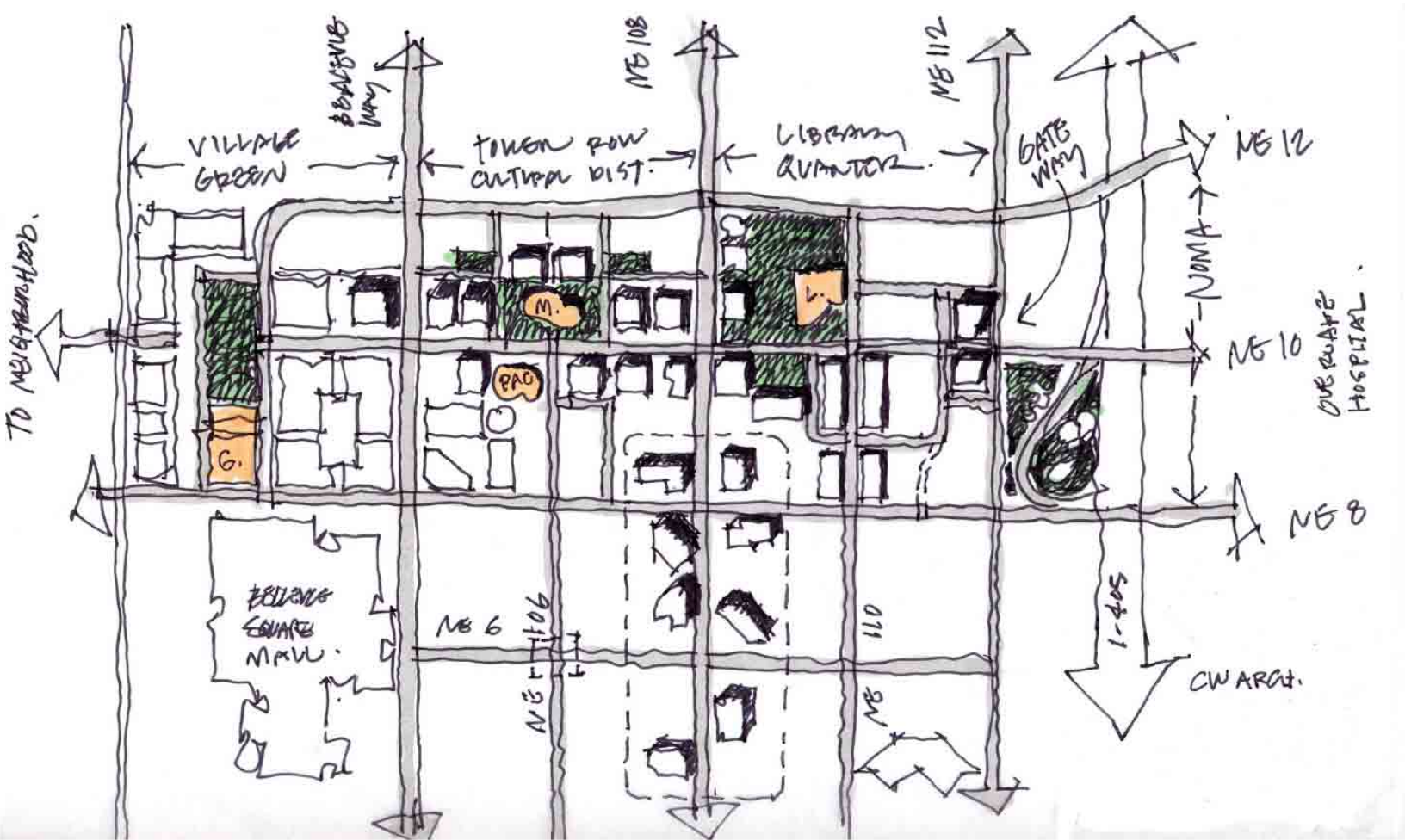
three floors of residential could be provided in this low-rise perimeter block above the two lower public floors. These many programs would benefit from their proximity to the Village Green with synergistic activities such as shopping and cafés for

parents, playgrounds and sport courts for kids all being available. Of all the NOMA districts, this one could have a real opportunity for more affordable residential units, especially for young adults that have grown up in the adjacent single family neighborhoods as they avail themselves of more job related and educational opportunities.

Conclusion

Our team has suggested somewhat radical solutions to what we see as a “threatened district.” We believe larger scale interventions such as terminating NE 10th Street and 106th Ave NE with “civic vistas” is critical to stopping through-traffic in some cases in order to create a “pause” in the fabric in which a new echelon of “urban magnets,” and their surrounding green space may best be perceived, programmed and enjoyed. Even if street closures are a bit over the top, we think many of these suggested principles will still apply.

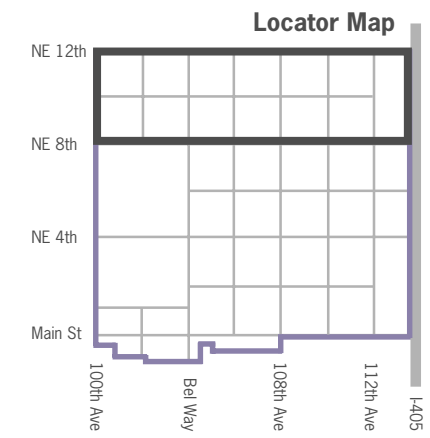
NOMA Neighborhoods and Green Spaces



Alternative neighborhood names include Village Green, Tower Row, and the Library Quarter.

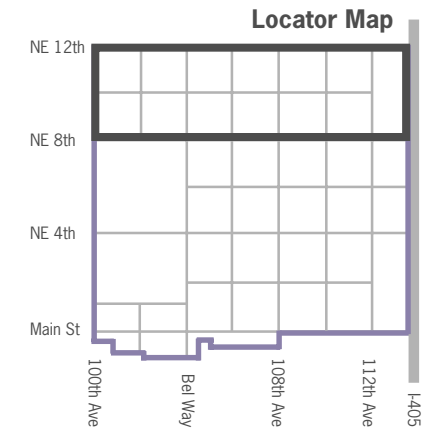
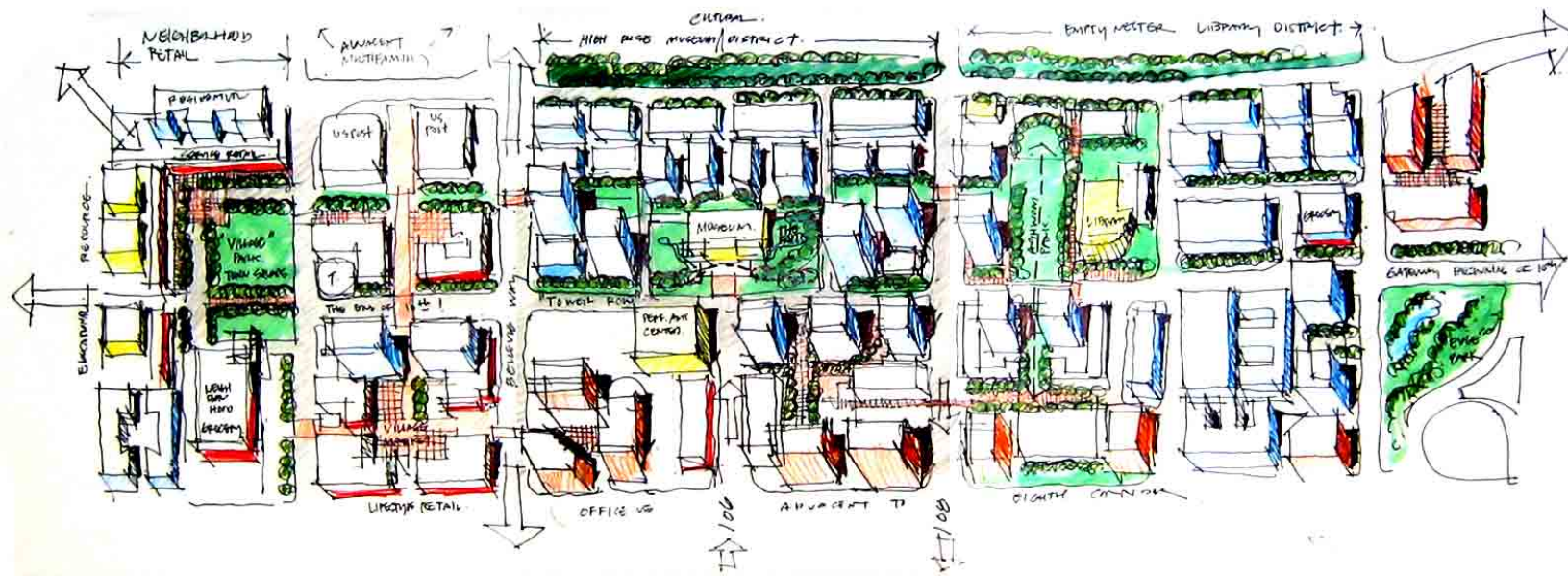
This plan shows an “edge park” south of NE 10th along I-405, an expanded Ashwood Park, and new green spaces that terminate and crown NE 10th at 102nd Ave and 106th Ave at NE 10th.

NOMA Neighborhoods



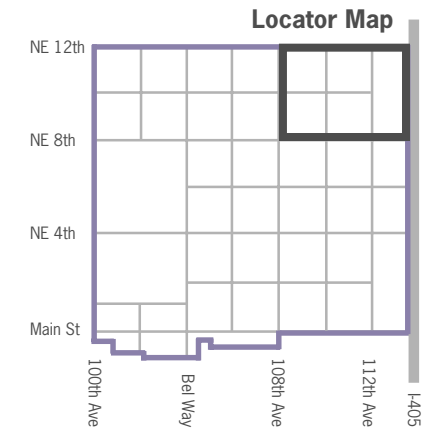
NOMA will develop into a series of dense urban neighborhoods, each with a large green space and community-oriented uses.

NOMA Neighborhoods: One Thing Leads to Another



NE 10th Street may be viewed as an urban space having a clear beginning and end with a perceivable rhythm of “showcased” open green spaces.

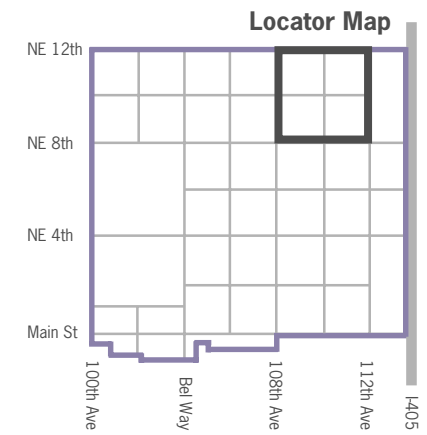
“Library Quarter” Neighborhood



The Bellevue Regional Library and Ashwood Park will continue to be the focal points for this neighborhood. Some of the library functions (book sales, food service) should be “externalized” to enliven adjacent exterior space. The character of Ashwood Park should be extended south across NE 10th Street. A continuation of the restaurant row along 110th Ave would also add greatly to this neighborhood.

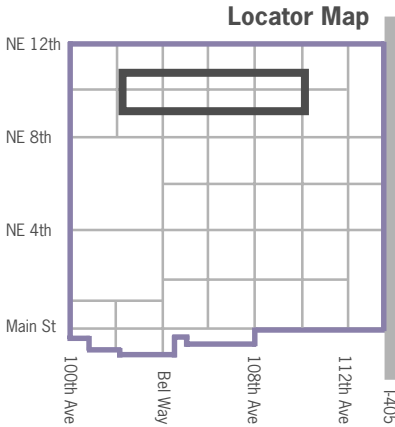
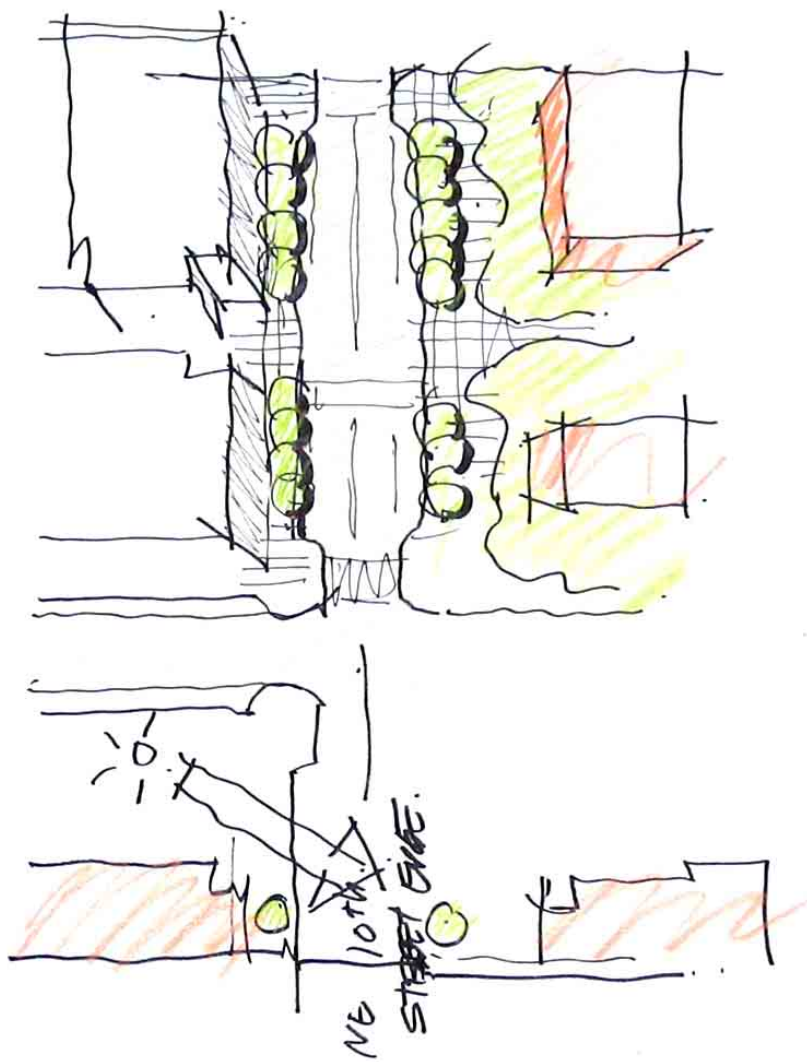
There may be an opportunity for an “edge park” as the eastern portal of NE 10th, when the connection is made across I-405 to the Overlake Hospital Campus.

Pedestrian Environment



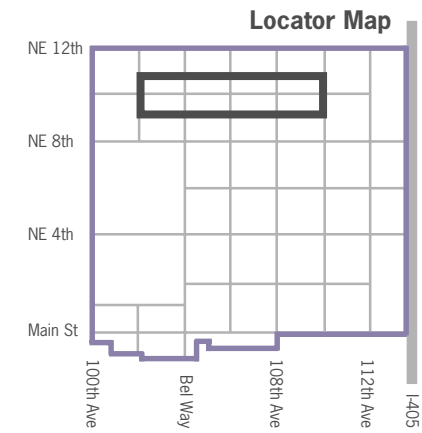
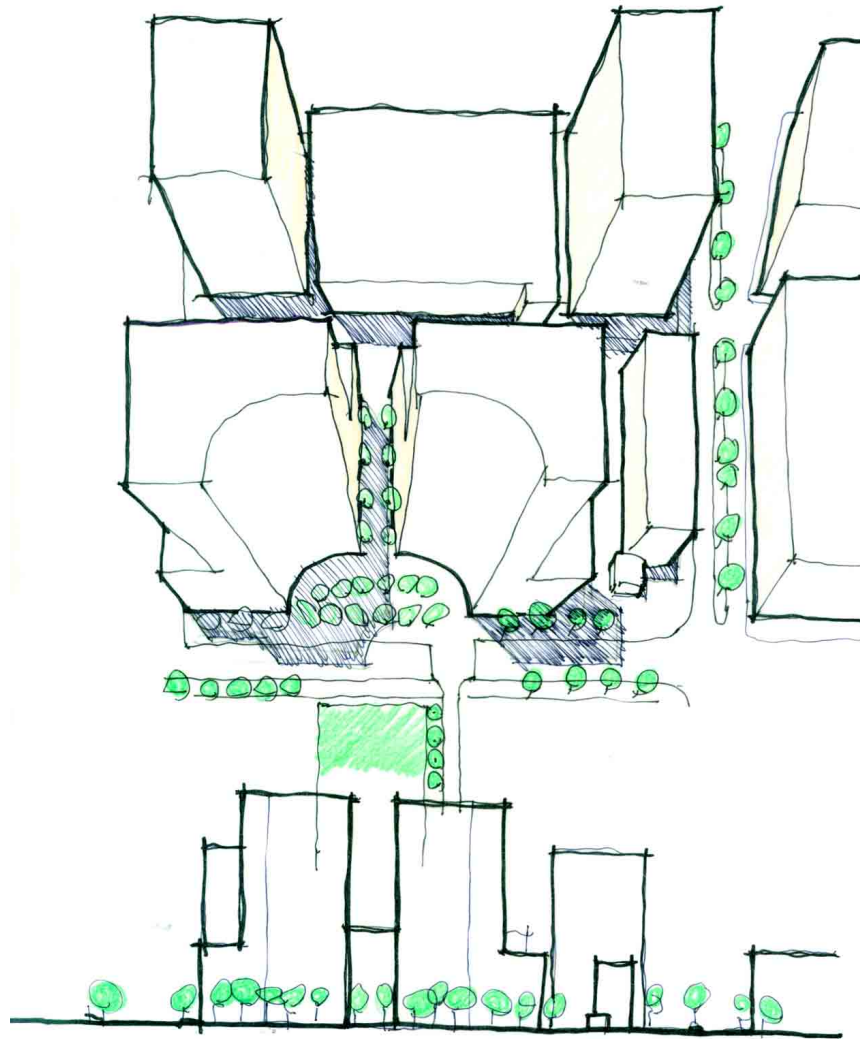
Certain streets may be enhanced with increased landscaping, on-street parking, and additional sidewalk-oriented uses.

NE 10th Street Building Form



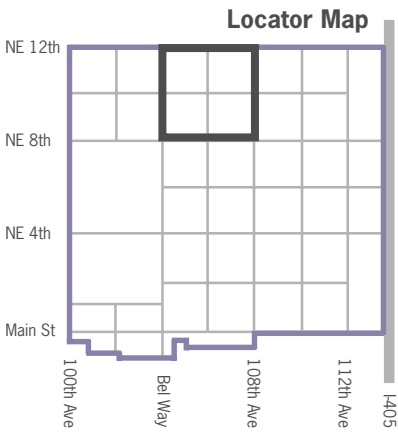
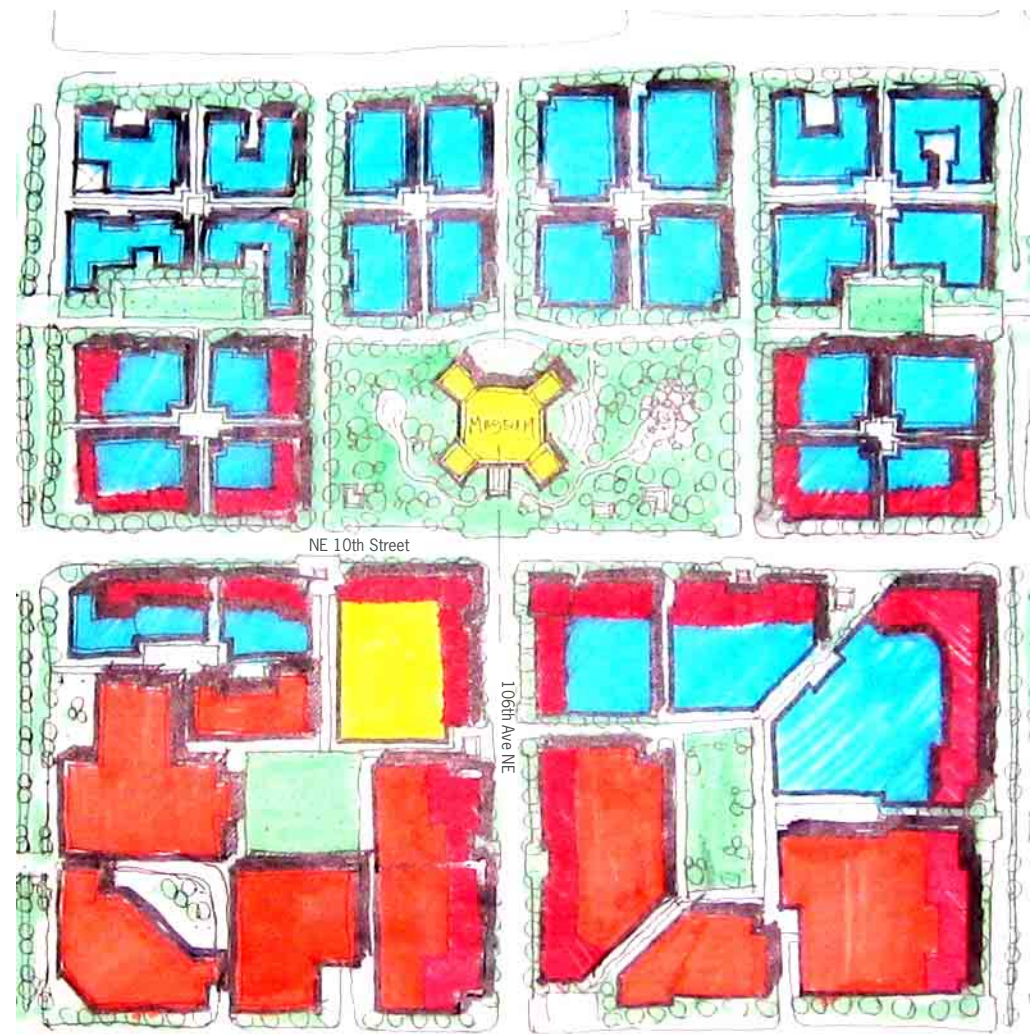
There are opportunities along NE 10th for tall, slender towers spaced to enhance solar access to public open spaces.

Point Tower Form



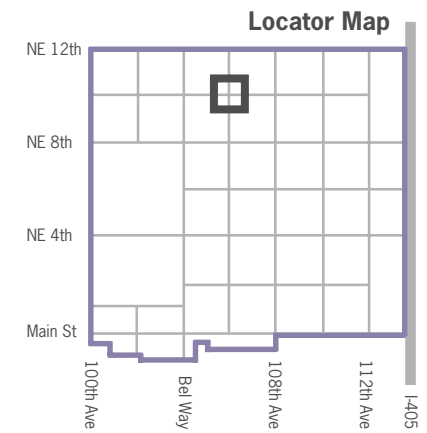
The point tower form provides a great opportunity for framing public open spaces and developing a unique urban fabric along NE 10th Street.

Tower Row Cultural District



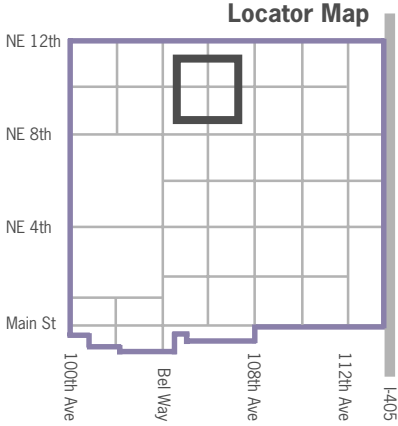
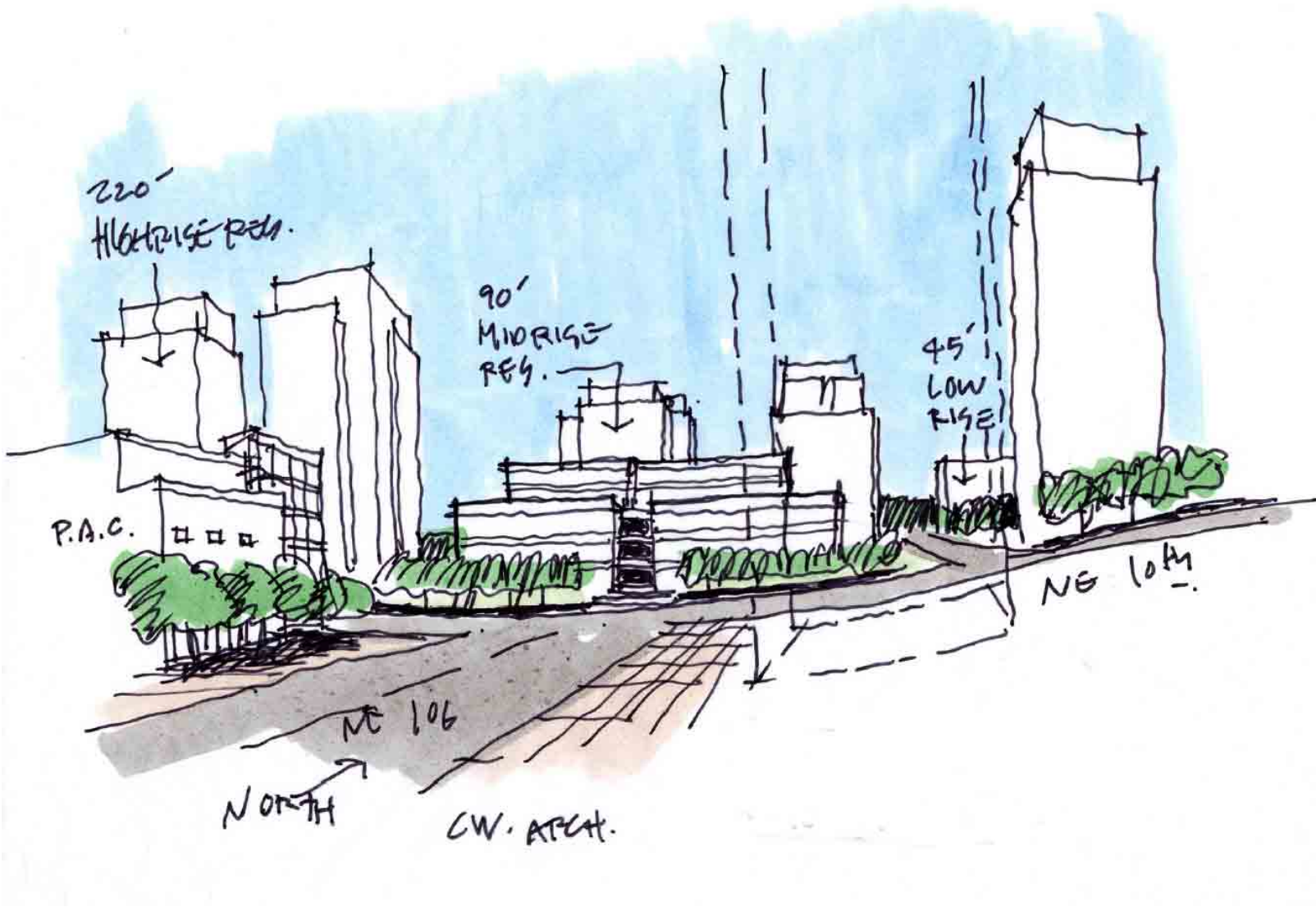
There is the potential for this district to be a hub of cultural activity on the Eastside. The district includes Bellevue Place, the planned Performing Arts Center Eastside, the Wasatch Superblock, and a new Technology Learning Museum at the northern terminus of 106th Ave.

View of Technology Learning Museum



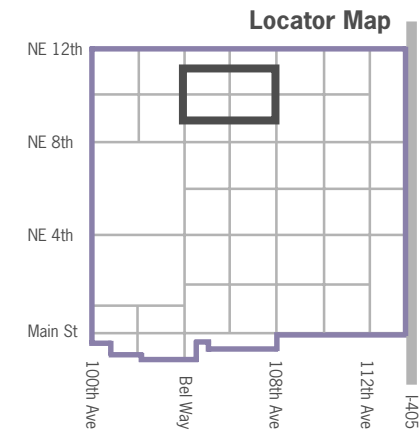
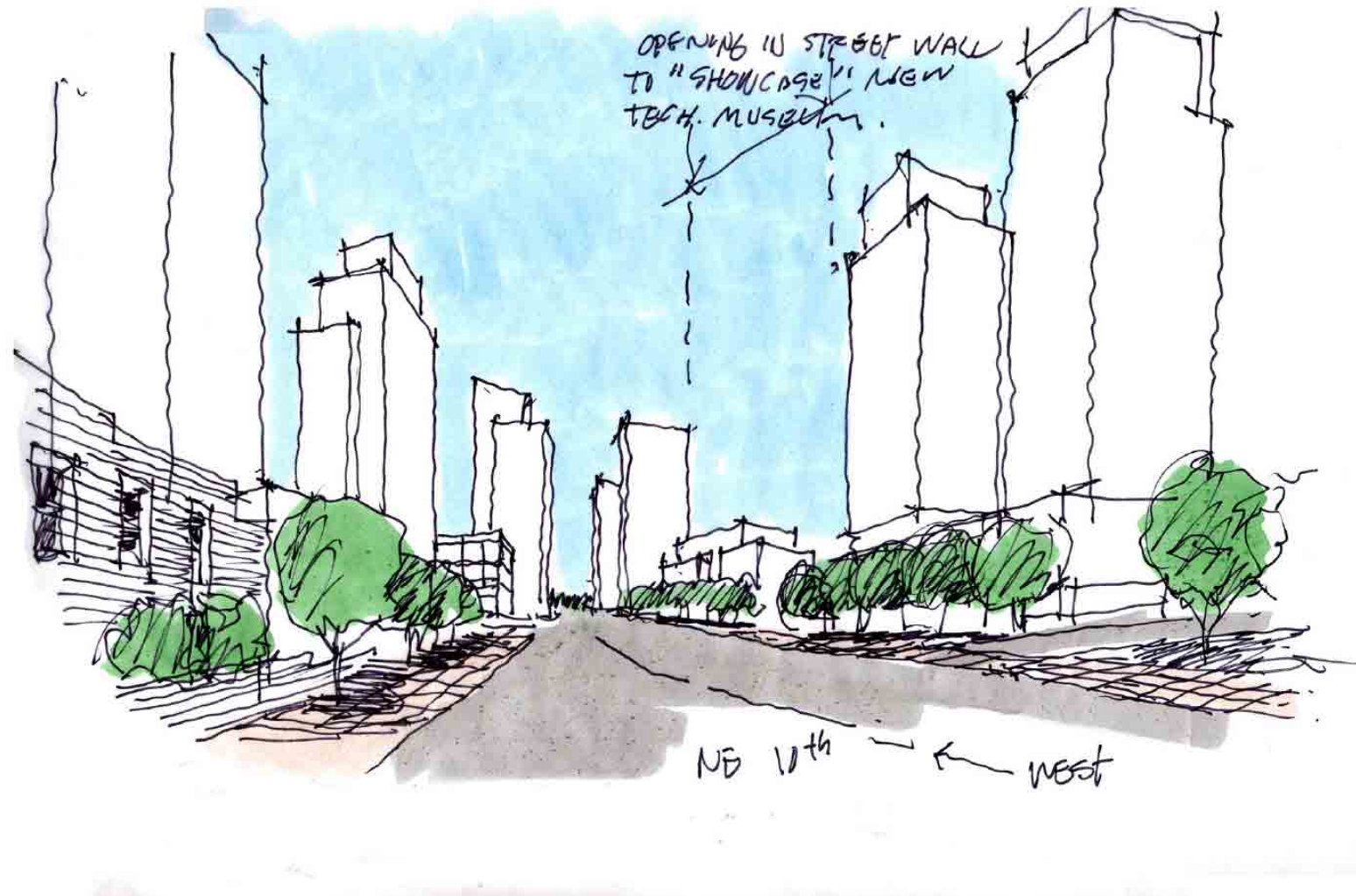
The view looking north on 106th Ave will be crowned by the Technology Learning Museum and accompanying open space.

Tower Row Cultural District



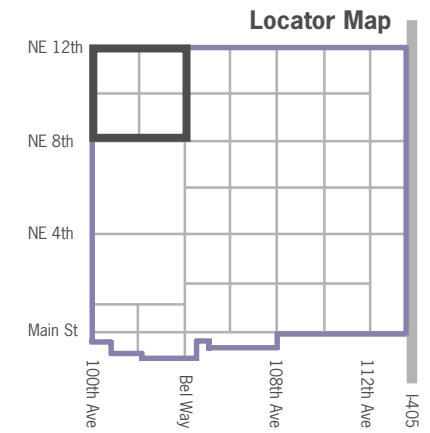
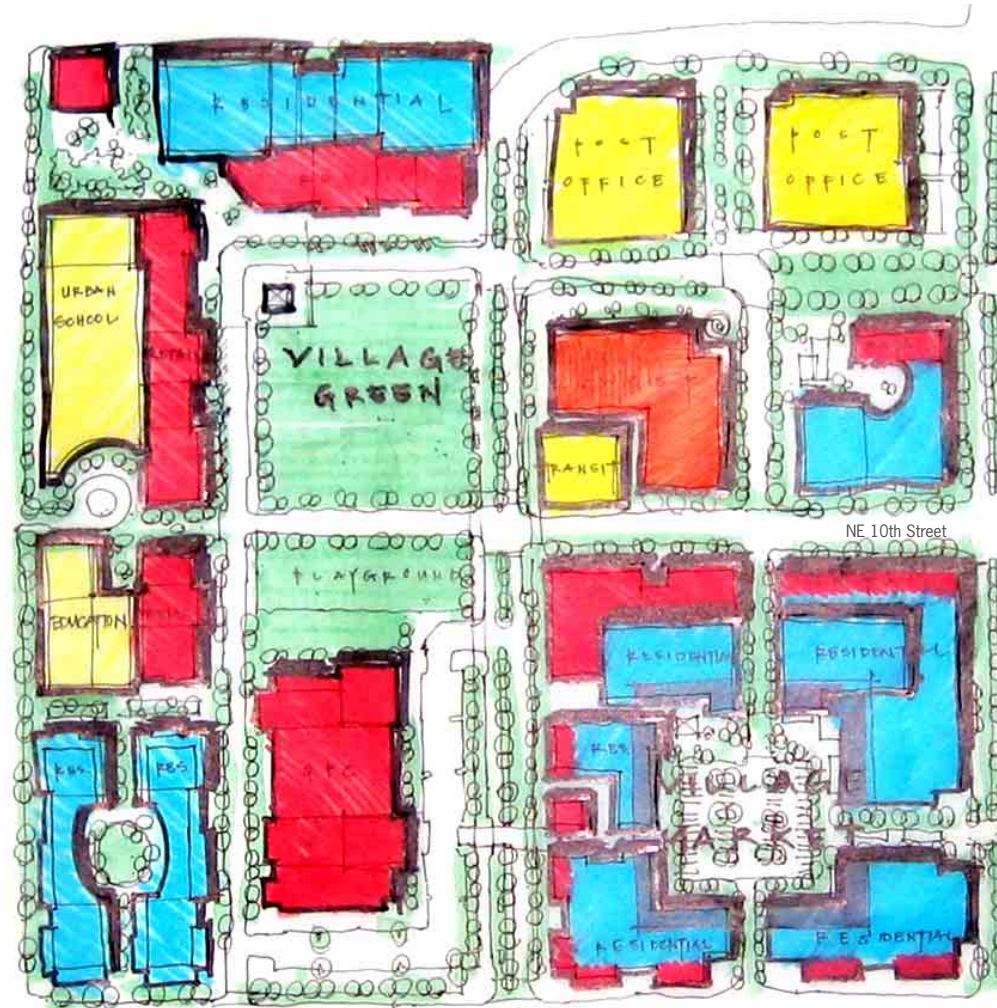
The Tower Row Cultural District's memorability comes from the iconic new Technology Learning Museum at the north terminus of 106th Ave.

Tower Row Cultural District



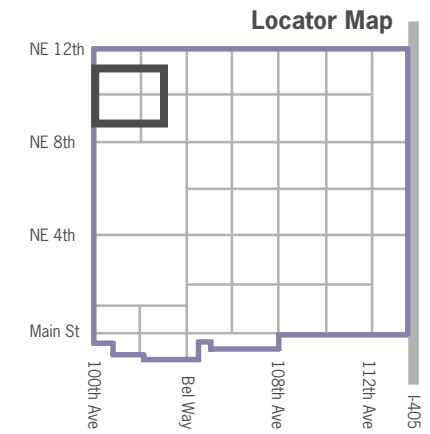
This view looking west on NE 10th shows the point tower form with an "opening" to showcase the new Technology Learning Museum.

Village Green District



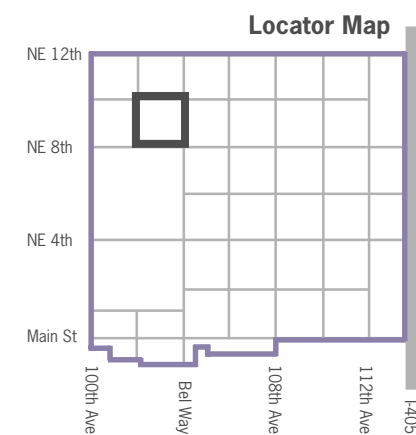
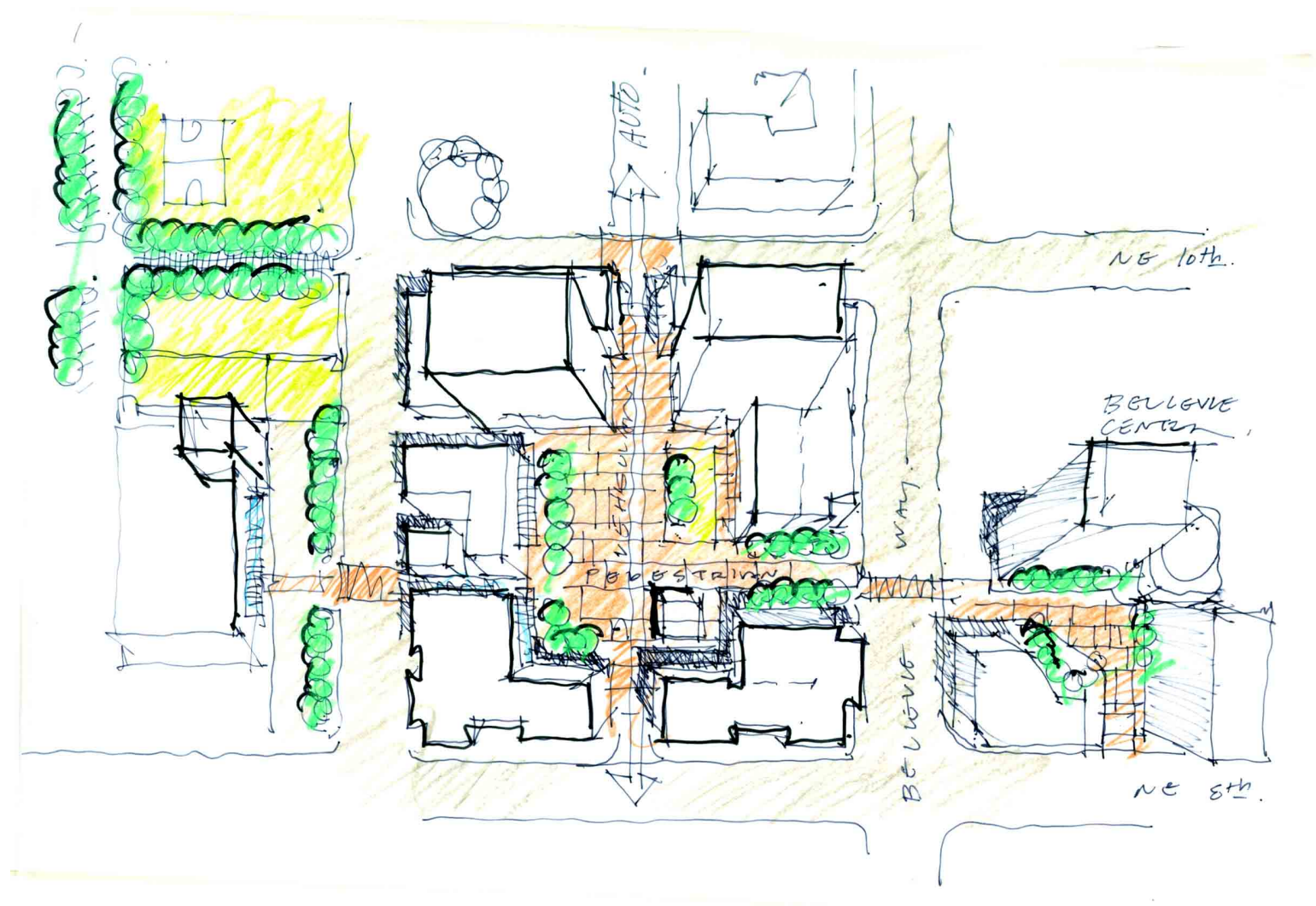
The Village Green District will continue to be a neighborhood-service area for West Bellevue and the Points Communities, but will also include more residential and a new “Village Green” Park as well as other community uses such as an urban school, playground, and transit facilities.

Village Green Park



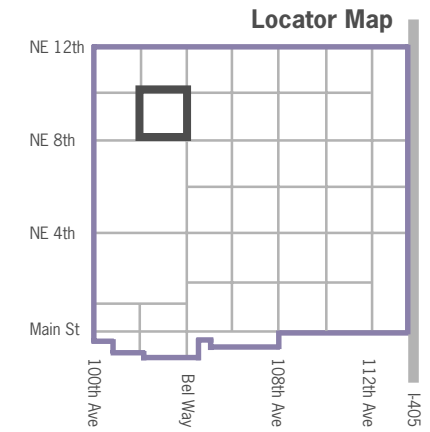
The Village Green Park will have a “town square” feeling. It will leverage the current village character of the area and be a truly memorable downtown amenity.

Mixed-Use Development with Central Plaza



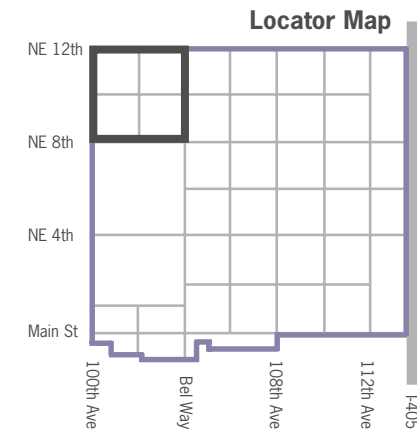
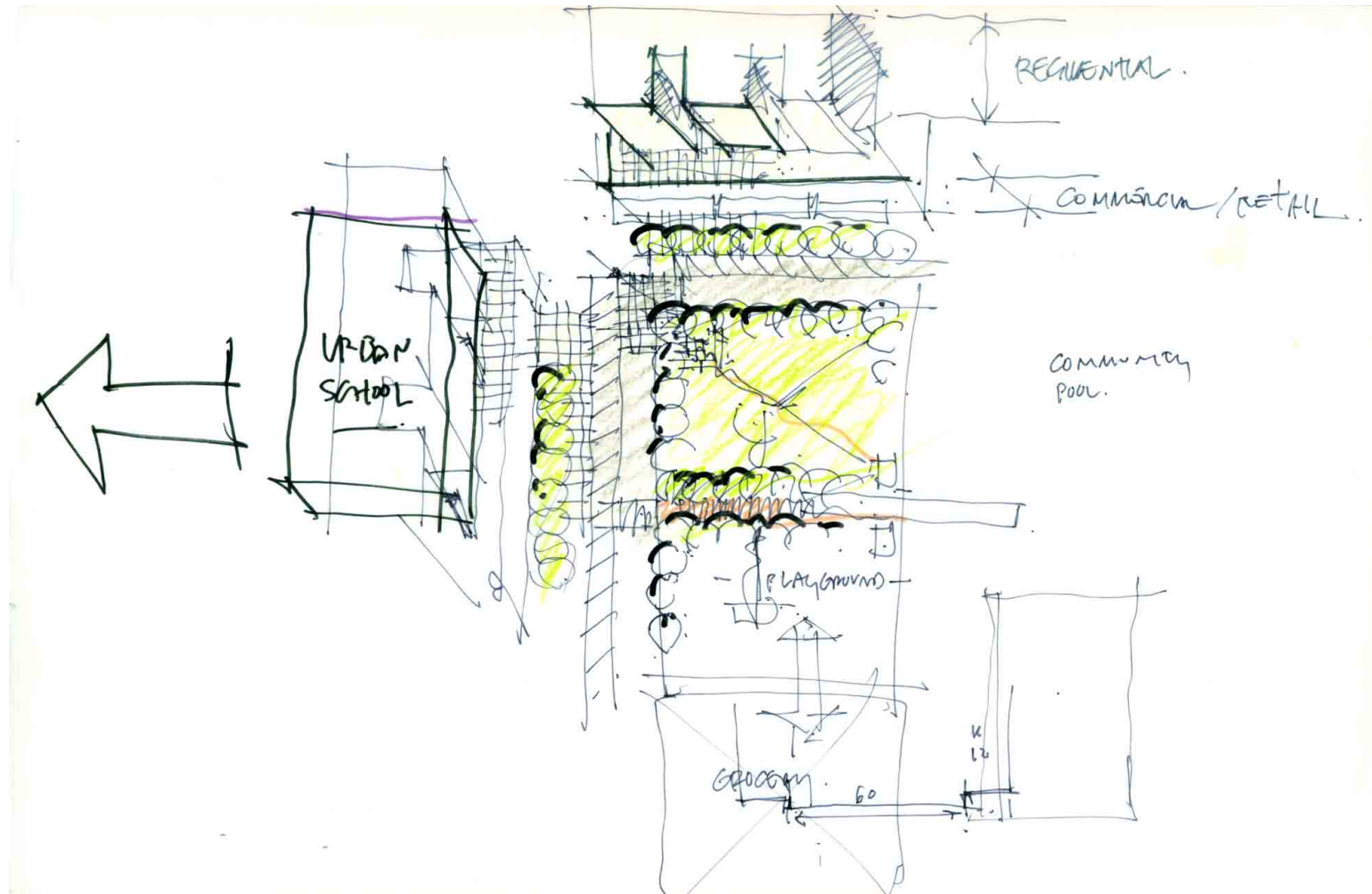
Superblocks in Downtown Bellevue may be broken down into smaller development pieces similar in size to other downtown city blocks. This example shows a mixed-use development with an organizing central plaza.

Public Market, “Alley with Address”



The internal connections through superblocks may be developed as “alleys with addresses,” connecting arterials with internal uses such as public markets as shown here.

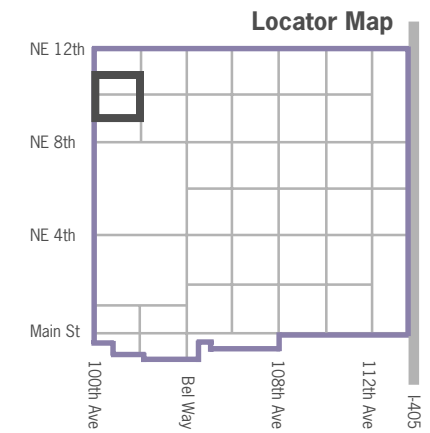
Mix of Uses Around the Village Green Neighborhood



There may be opportunities to incorporate more community uses within the Downtown Subarea. This example shows an urban school, park, playground, and community pool.

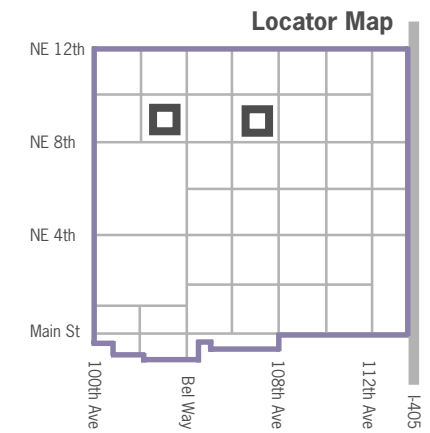
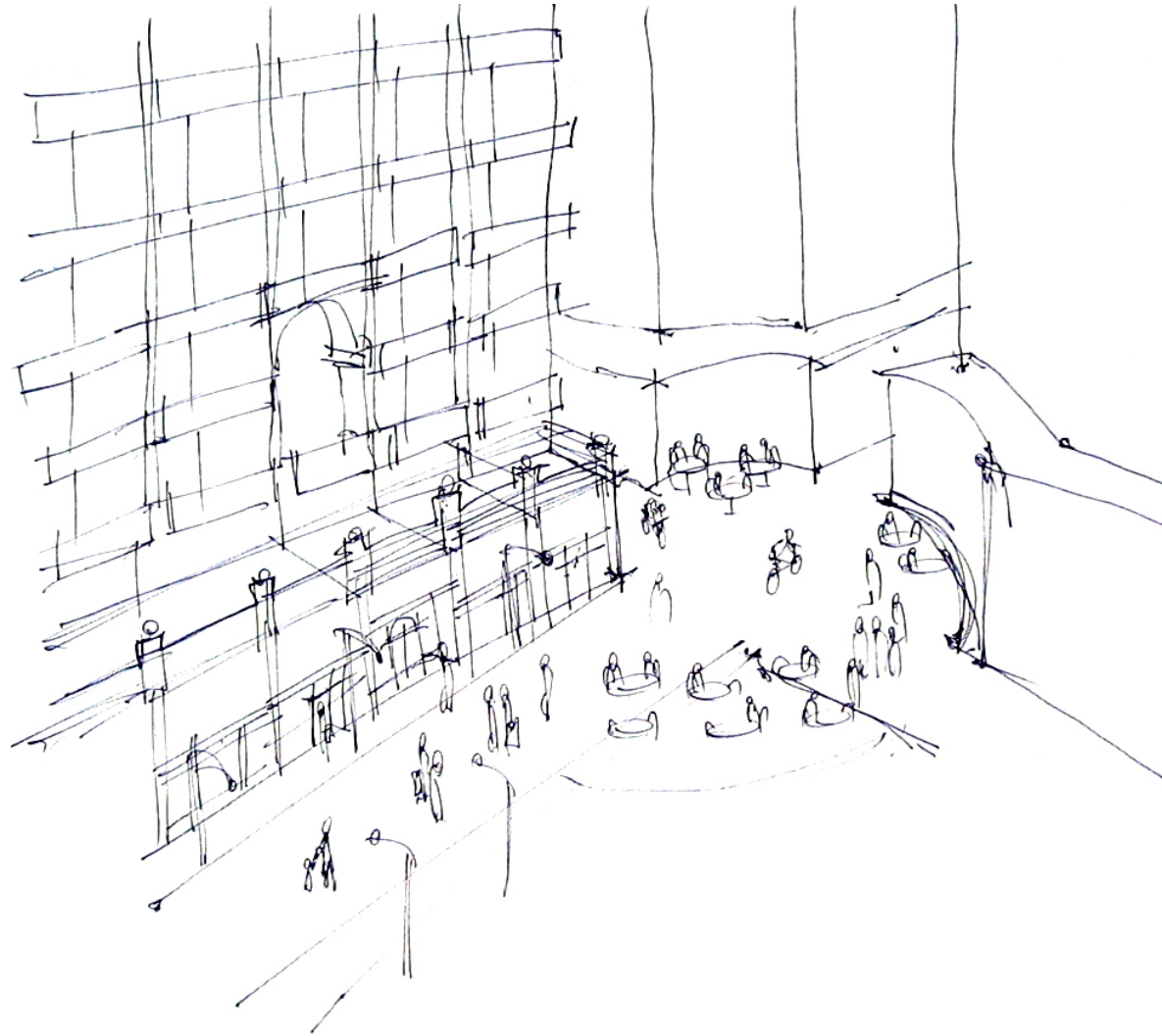
QFC could be reconfigured to relate to the playground to the north, creating a synergy between family and shopping activities in this neighborhood.

View of Village Park



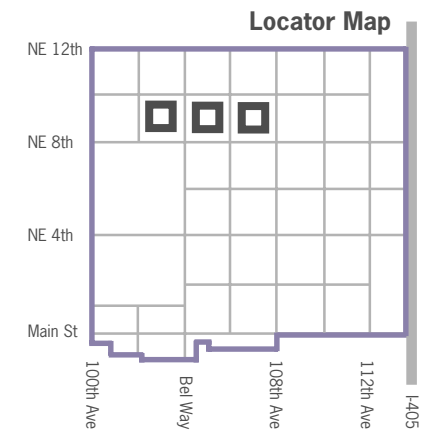
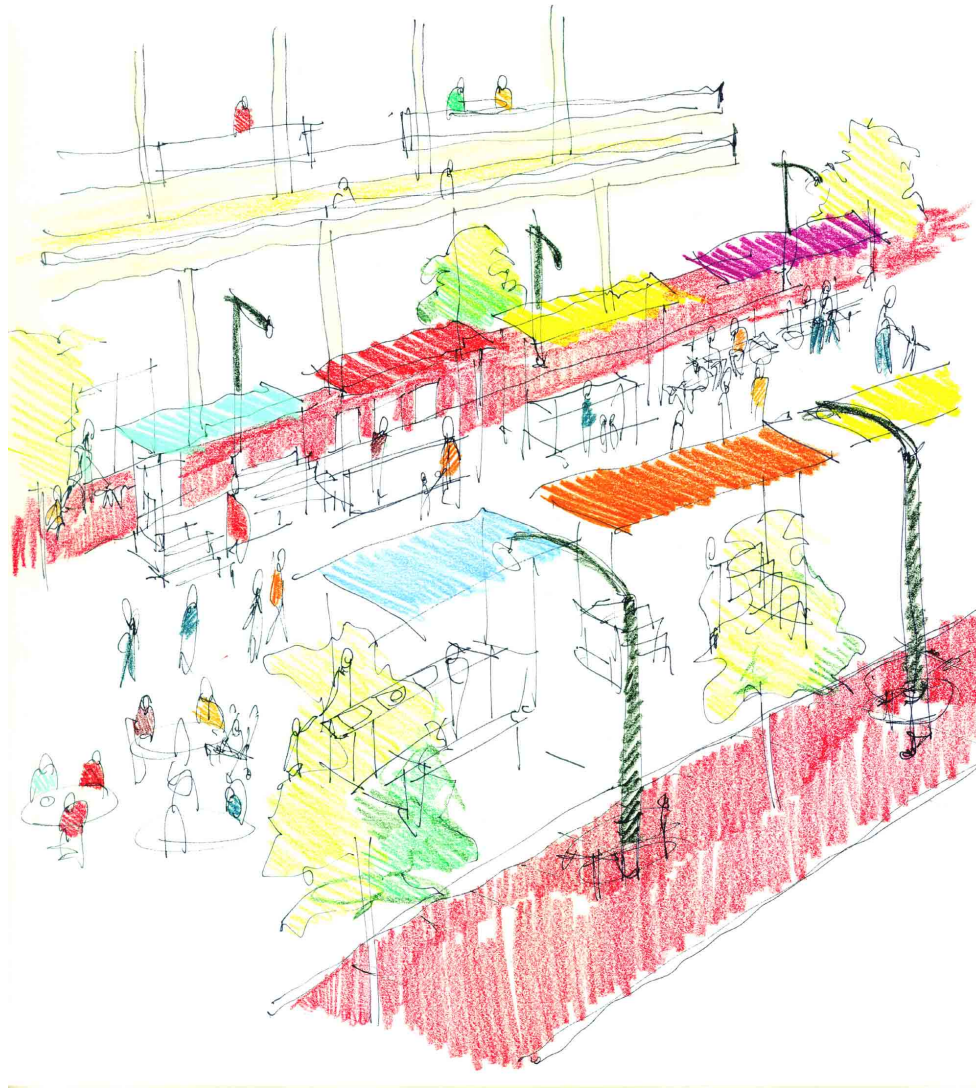
The character of NE 10th leading to the Village Park could include an array of Green Streets enhancements.

Large Urban Plaza



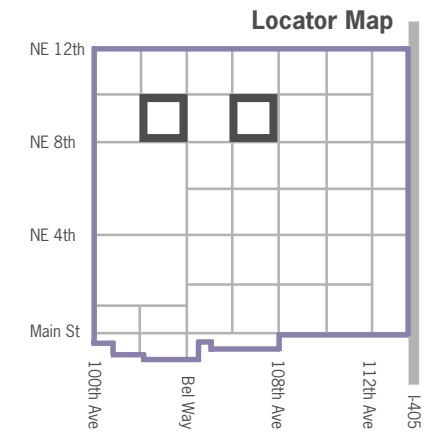
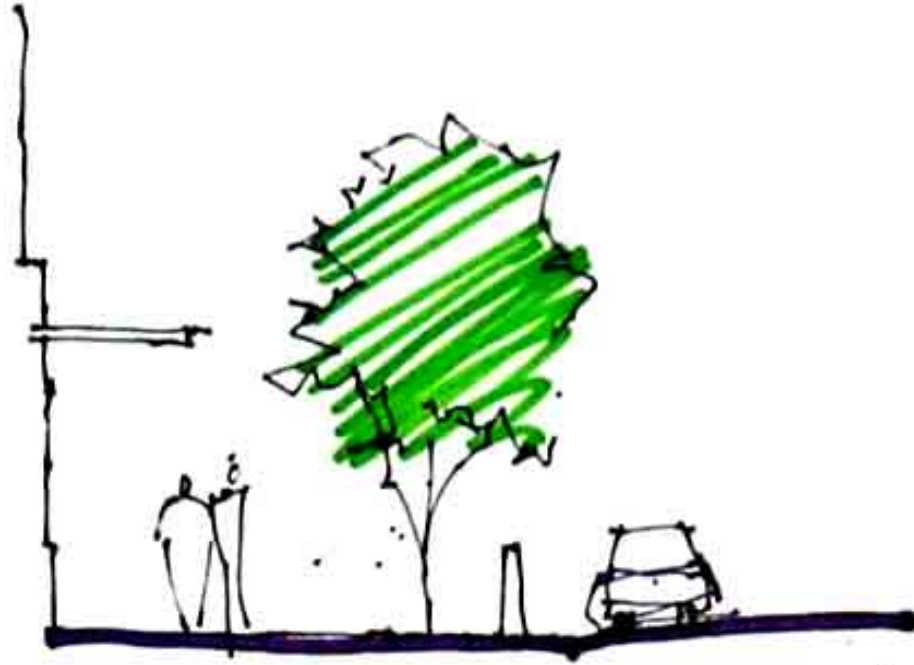
The redevelopment of certain superblocks in NOMA provides a set of unique opportunities for large urban plazas that could act as defining public gathering places.

Concentrated Pedestrian Activity



With more density and diversity of uses, a vibrant pedestrian realm will be formed both on the exterior and interior of superblocks.

A Curbless “Alley with Address”



There may be opportunities to explore innovative design features such as a “curbless street.” Bollards would be used in place of a curb to have a continuous paving surface where cars and people can coexist.

Team Three: Tapestry

PARTICIPANTS

Vince Vergel de Dios, NBBJ (Team Leader)

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Mark Brennan, Callison Architecture

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Frank Lo, MulvannyG2

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Dave Reddish, Sclater Partners

Alan Sclater, Sclater Partners

Blythe Von Reckers, NBBJ



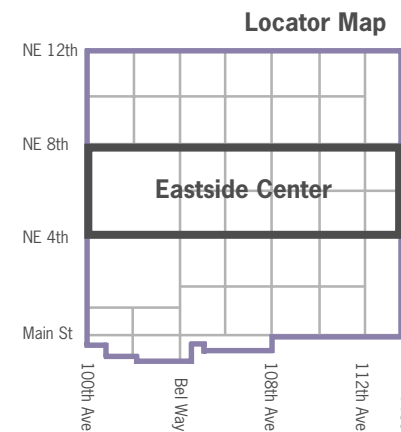
Before



After

ASSIGNMENT

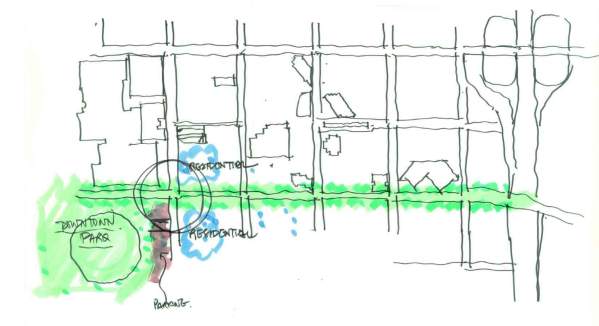
Team Three (along with Team Four) was given the assignment of the “Eastside Center.” The Eastside Center is the middle third of Downtown Bellevue, delineated by NE 8th Street to the north, NE 4th Street to the south, 100th Ave NE to the west, and I-405 to the east.



APPROACH

Reach Out and Connect

Current development in Downtown Bellevue's center district functions independently with activities focused inward (see “before” photo to the far left). Our vision distinguishes the center of the Eastside Region as a tapestry that reaches out and connects (see “after” photo to the far left). This scheme creates: a new public center located “off-center,” a Park Street Boulevard, three distinct districts, a downtown circulator and parking, and a “ridge to bay” trail. East-west connections between Bellevue Square and the Convention/Civic Center district are enhanced, reaching out to the surrounding neighborhoods, creating diverse activities and improved quality of life.



The Name Tapestry

The name Tapestry symbolizes what Downtown Bellevue is and can become to be more distinguished:

- Diverse and unique
- Made of different threads
- A whole knitted together
- Woven by many hands
- Enriched by age



Observations

- Downtown development is inwardly focused and functions independently.
- The downtown's large scale of development challenges pedestrians.
- The uniform grid lacks the special places that irregularity offers.
- Incremental plan implementation causes incompleteness for years.
- Avoid over design and control; allow serendipity and variety.



Five Conceptual Ideas

1. **Center Off-Center:** The downtown's major public open space could be located off the street grid (off-center) at several possible, nearby alternate locations, and be achieved at once.
2. **Park Street Boulevard:** NE 4th Street could become a major landscaped boulevard; a linear park extending from and connected to Downtown Park.
3. **Ridge to Bay Trail:** A meandering path from the ridge along 108th Ave NE to Downtown Park and Meydenbauer Bay offers an urban retreat for varied recreational activity and a pedestrian short-cut.



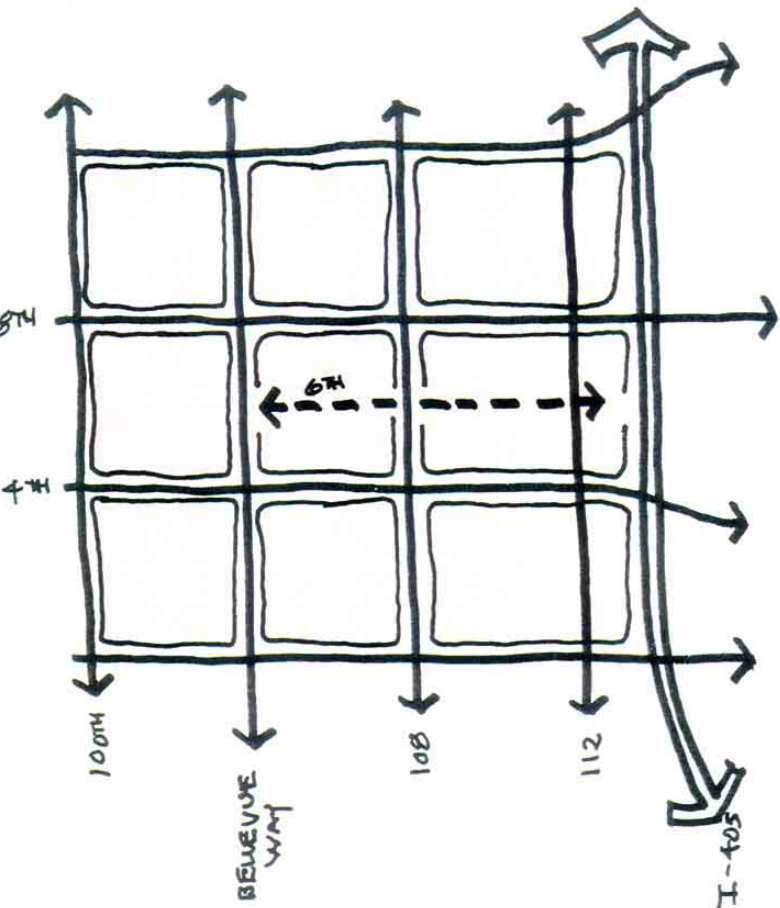
4. **Branded Street Districts:** Imagine NE 6th Street as a wireless high-tech communication corridor with media displays at the transit center plus links with the retail district (Bellevue Way), the arts and entertainment district (106th Ave NE), and the financial district (108th Ave NE) all ablaze with unique communication screens and signage.



5. **Downtown Circulator and Parking:** A downtown circulator could connect a spiral of public and private places around the downtown plus a new major public parking garage at the "Center Off-Center."

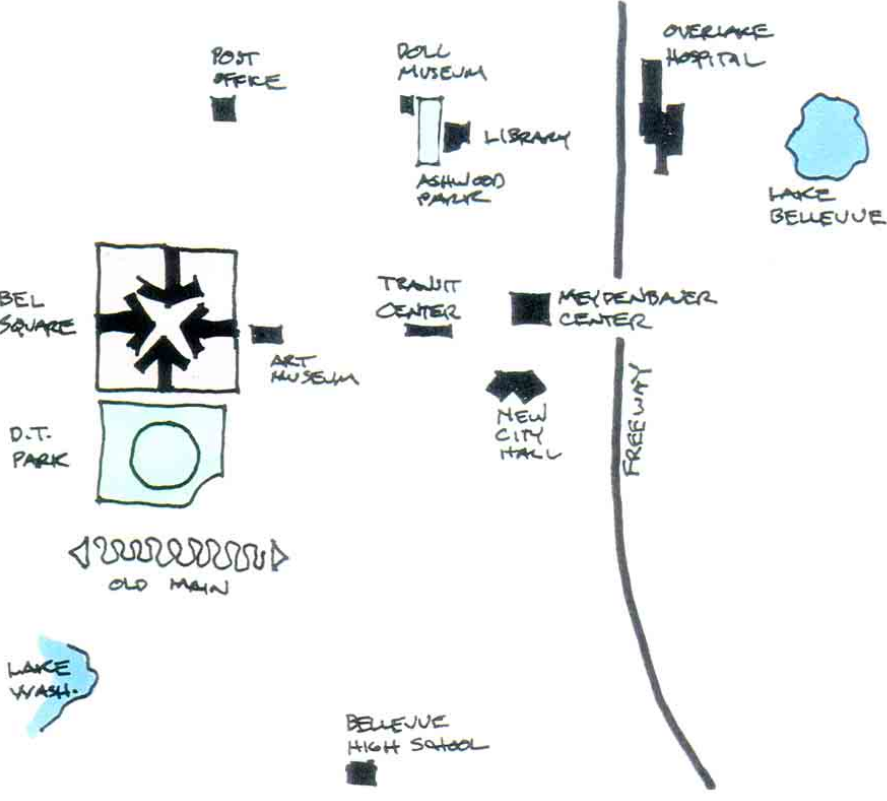
The Challenge

How can downtown Bellevue neighborhoods be best distinguished?

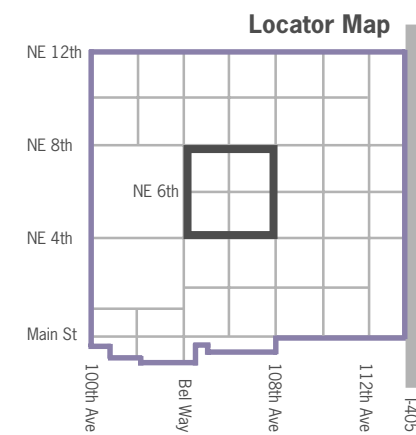
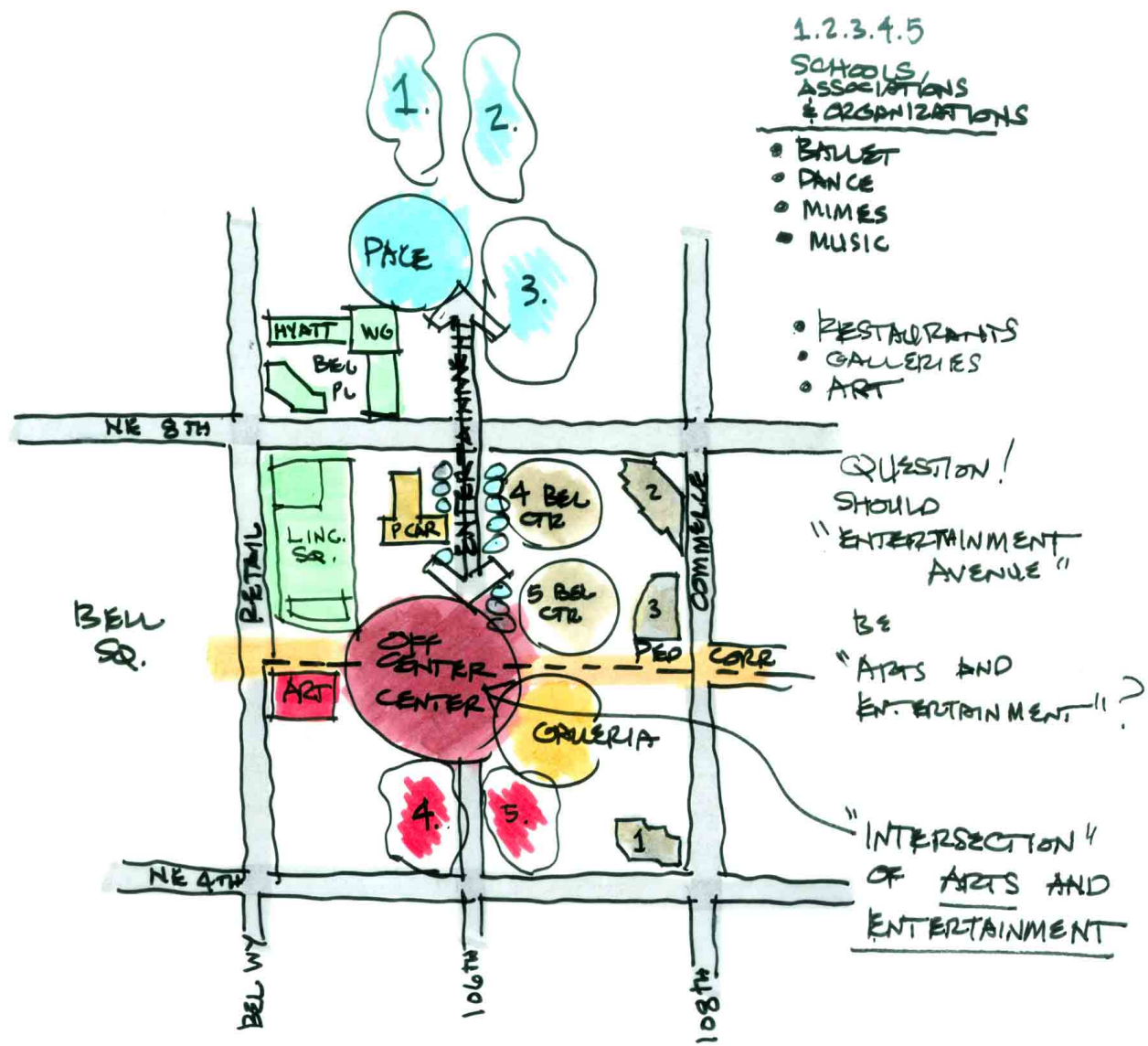


The Opportunity

Strengthen the recognition & image of major landmarks - public & private



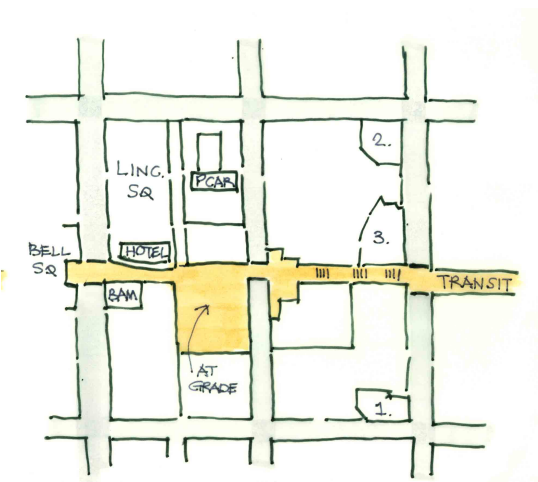
“Center Off-Center”



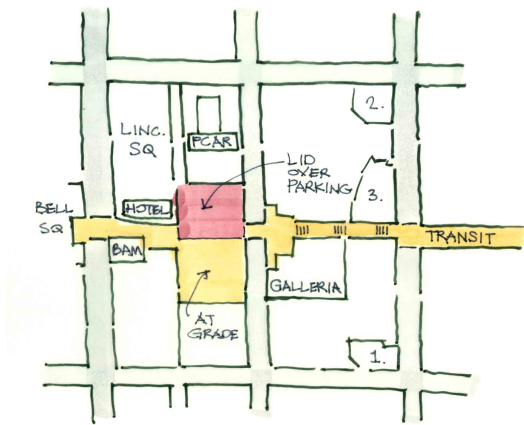
Bellevue's major public open space at NE 6th Street and 106th Ave is the “intersection of arts and entertainment” for the city and for the Eastside.

There may be an opportunity to create a “center off-center” in the general vicinity that implements the vision for a large open space in the short-term rather than long-term.

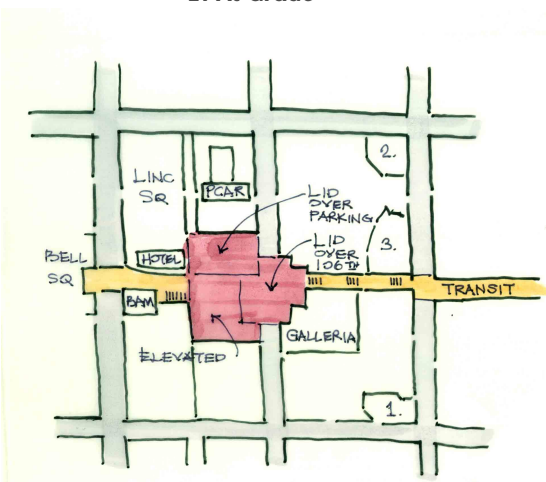
Options for “Center Off-Center”



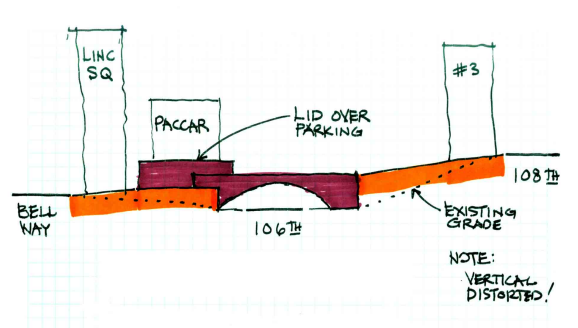
1. At Grade



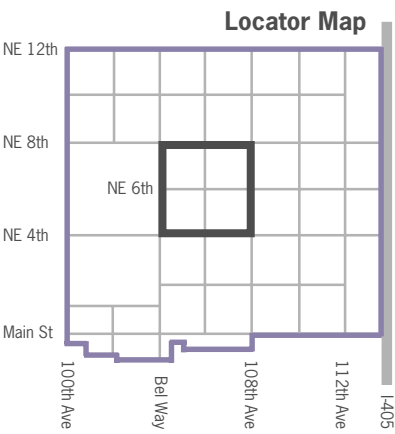
2. Partial Elevated



3. Elevated Terraces

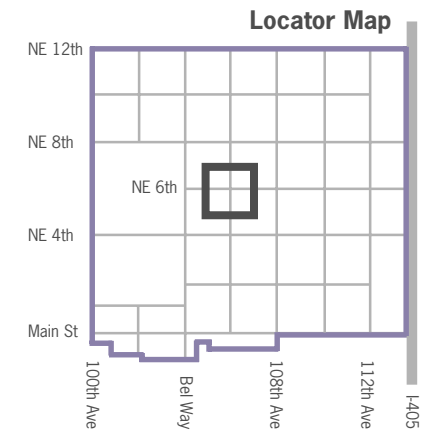
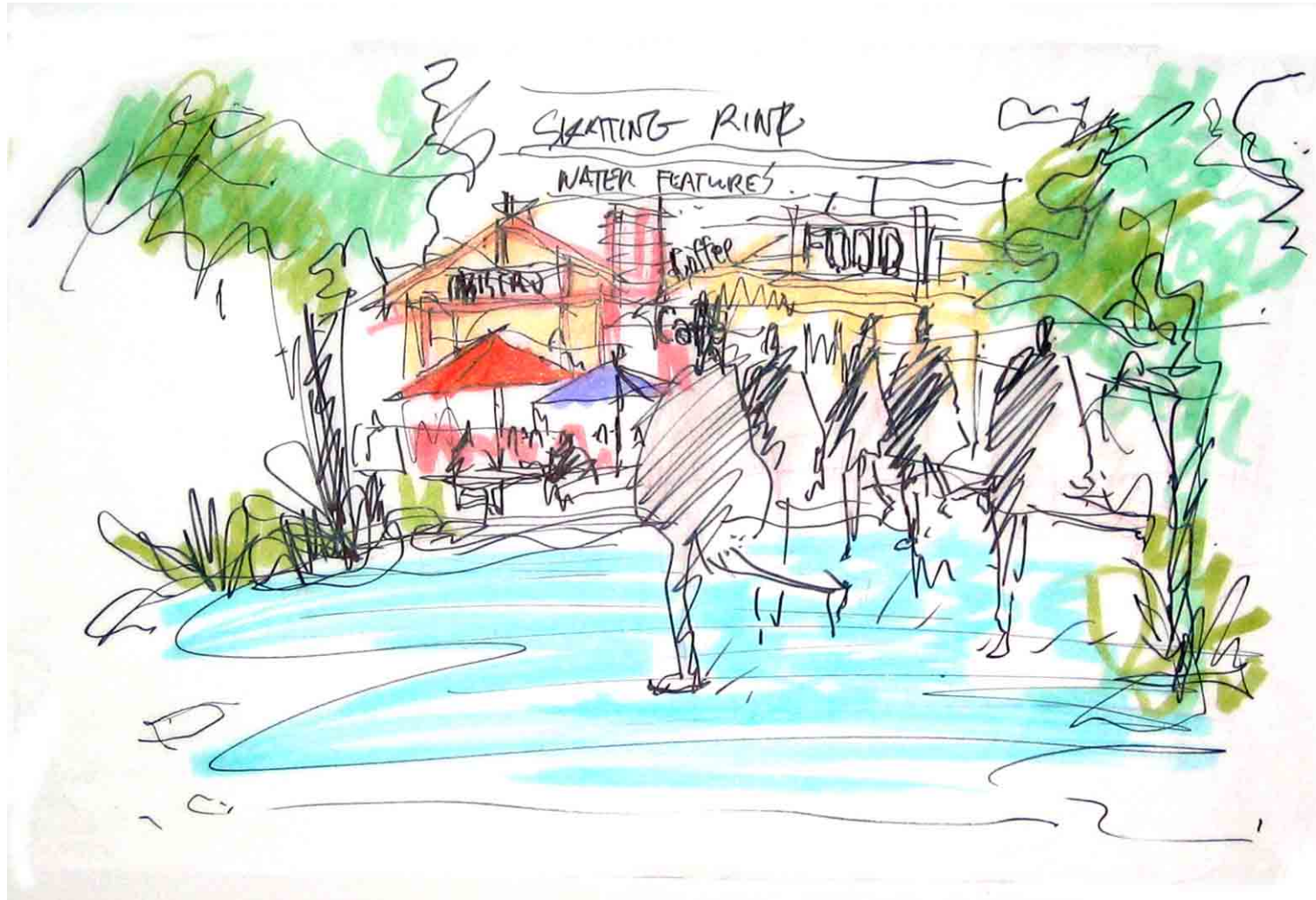


Elevated Terraces



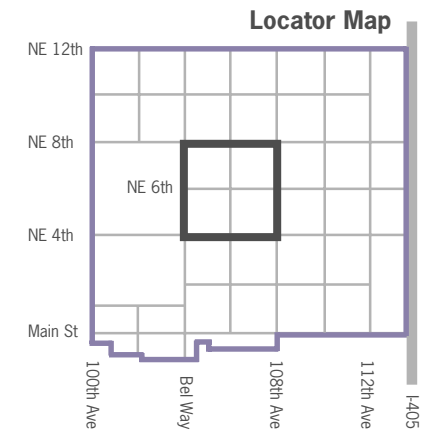
What about creating a little bit of irregularity?
Downtown’s major public open space at NE 6th Street and 106th Ave could be located off the street grid, or “off-center.” Alternative designs are shown here for at-grade and elevated options.

A Hub of Activities at the “Center Off-Center”



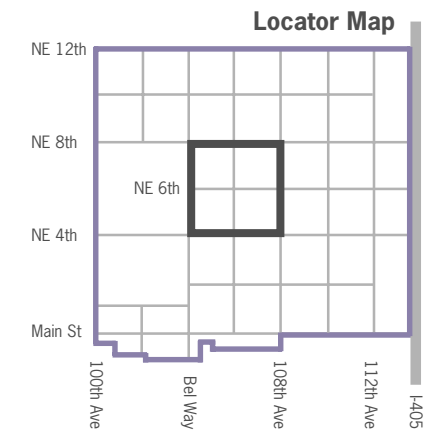
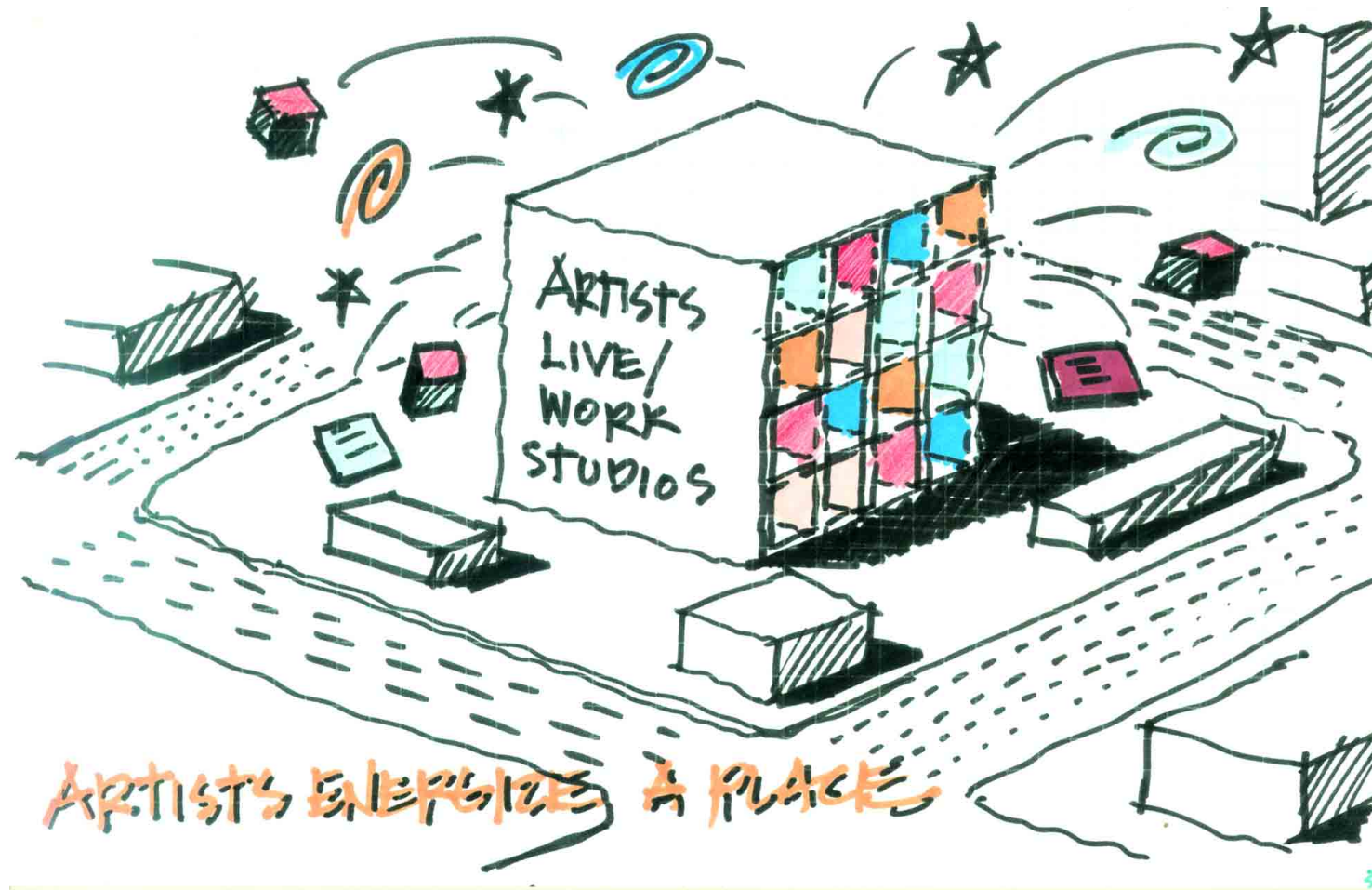
The “center off-center” would be home for a variety of activities—basically the place where people come together. Shown here are restaurants, outdoor cafés, a skating rink, and water features.

Sidewalk-Oriented Uses



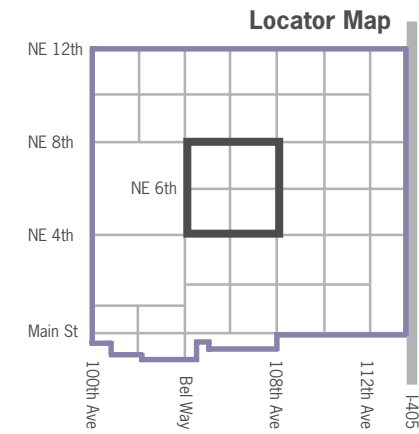
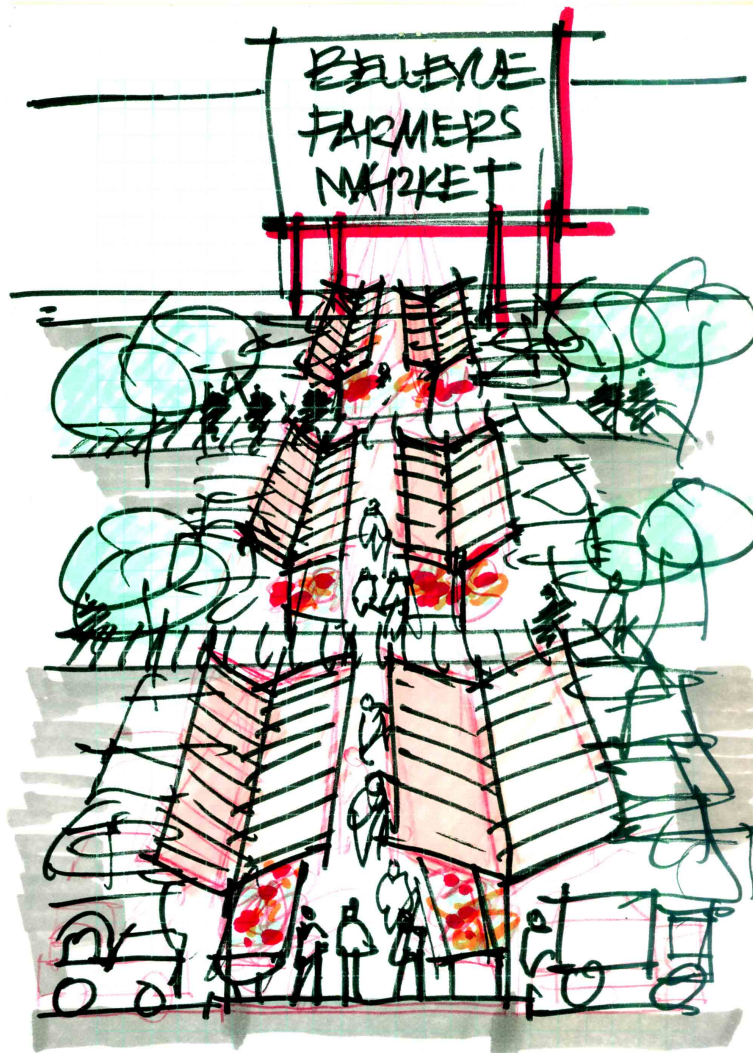
The key to the richness and vitality of the “center off-center” will be uses that spill out onto the sidewalks.

Artist Space



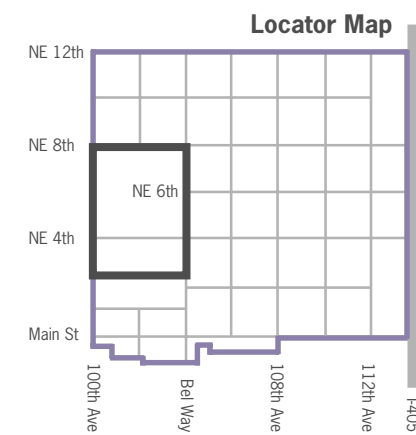
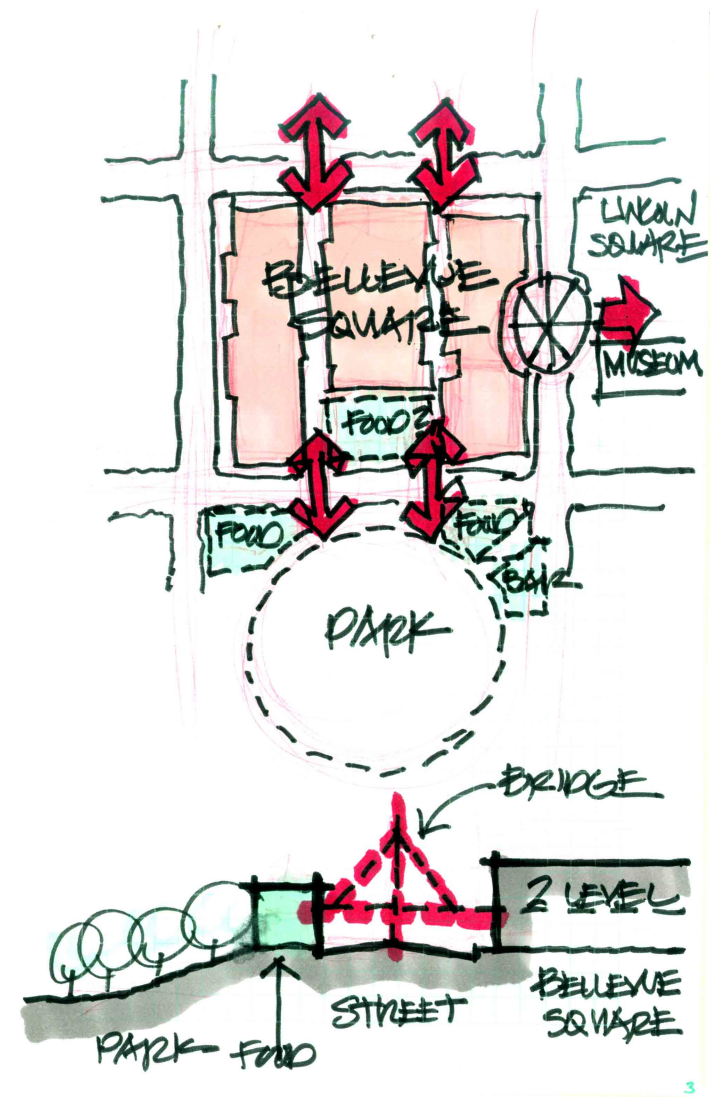
One idea to help enliven downtown as well as increase housing diversity is to locate artist live/work spaces near the “center off-center.”

Downtown Farmers Market



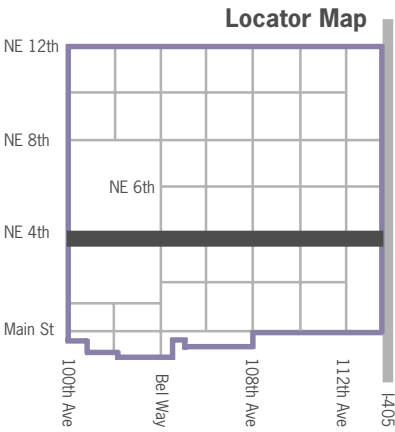
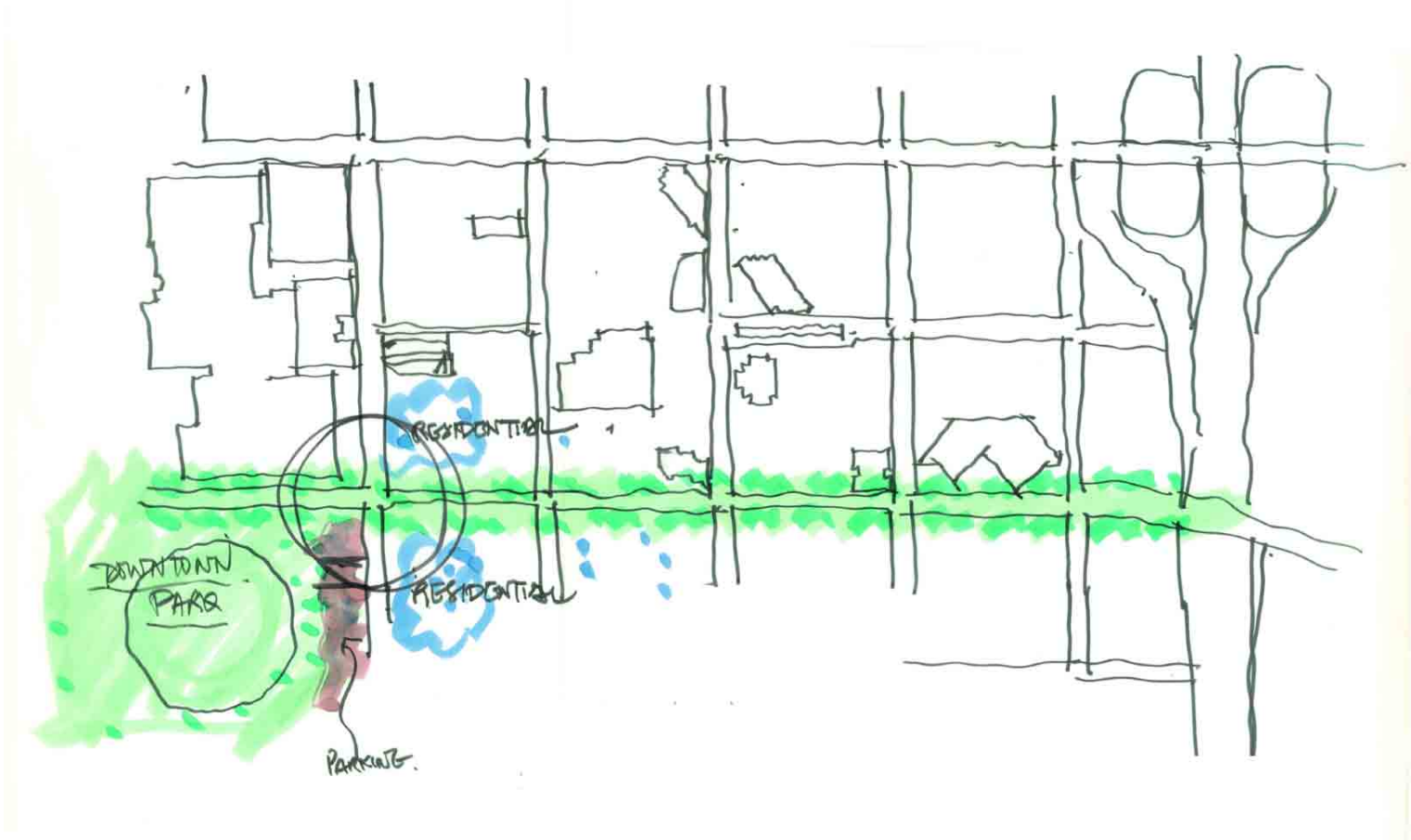
The Bellevue Farmers Market (currently held north of downtown) may someday want to locate in the core of downtown. Flexible space could be developed at the “center off-center” to host what could be a signature event.

Connection from Bellevue Square to Downtown Park



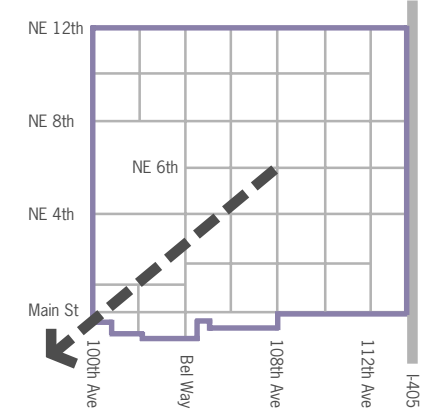
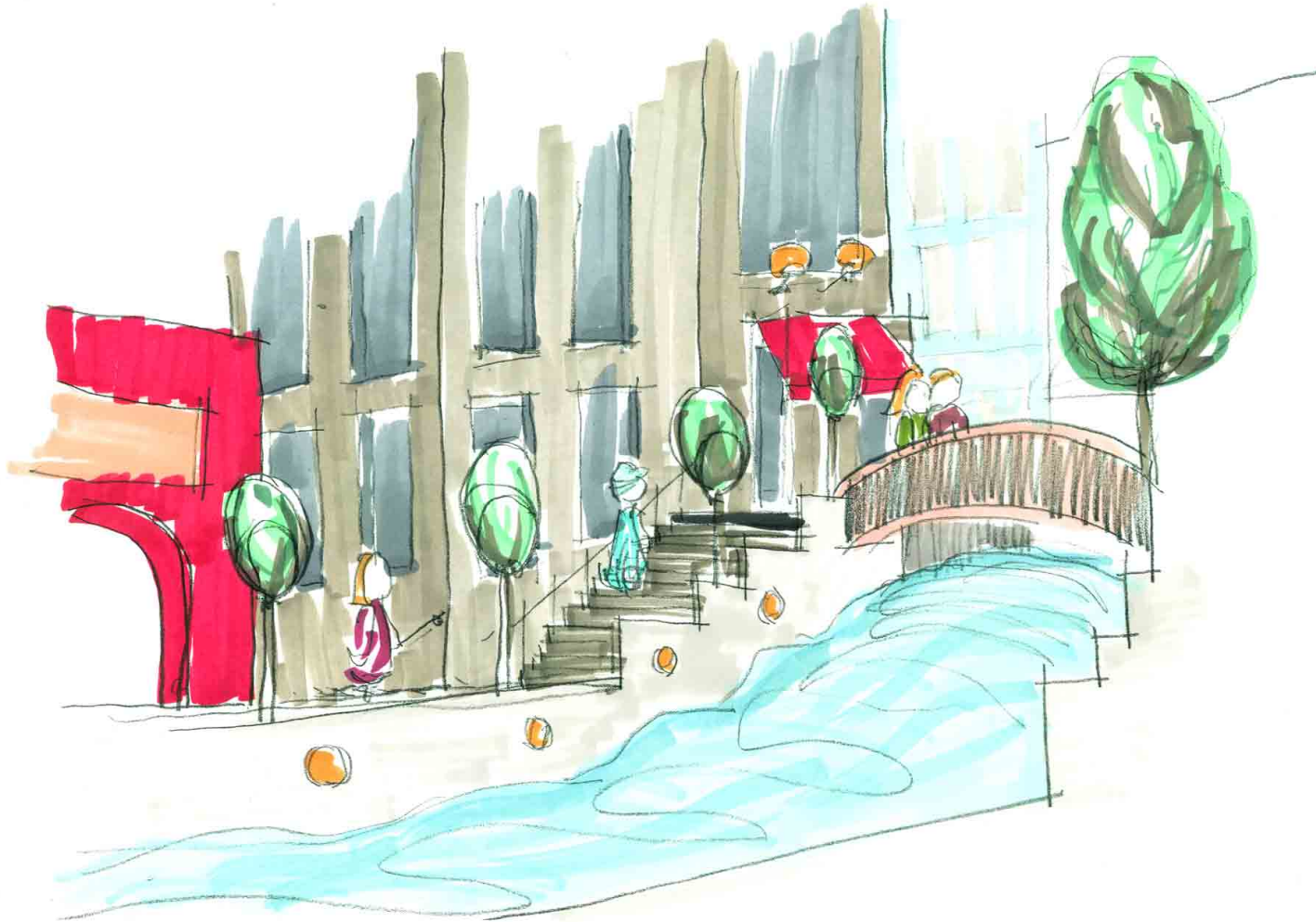
There currently isn't much connectivity between Downtown Park and Bellevue Square. There may be the opportunity to significantly enhance this interface by spanning NE 4th Street with a pedestrian bridge and providing park-oriented retail at the north end of the park and south end of Bellevue Square.

Park Street Boulevard



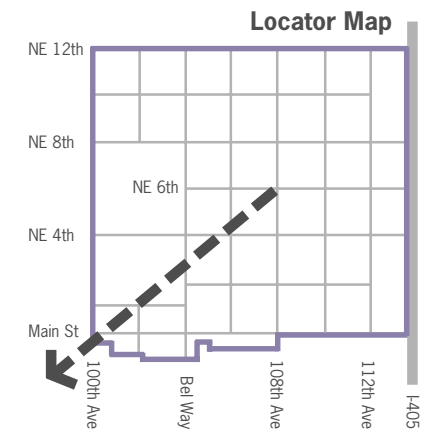
Park Street Boulevard (NE 4th Street) is shown here as a linear park feature that begins at Downtown Park and “reaches out and connects with the downtown.” It would not affect auto volumes on NE 4th, but would mark this as a signature design element for the city.

Ridge to Bay Trail



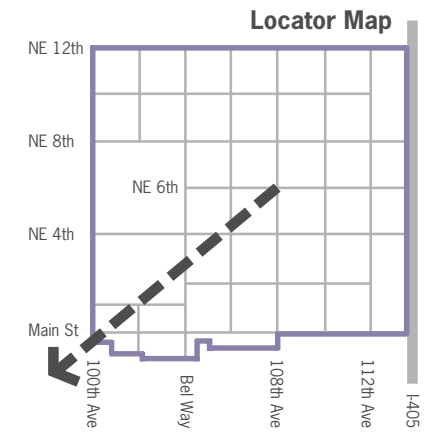
A Ridge to Bay Trail could extend from the core of downtown (near the high point at 108th Ave) to Downtown Park and on to Meydenbauer Bay.

Ridge to Bay Trail



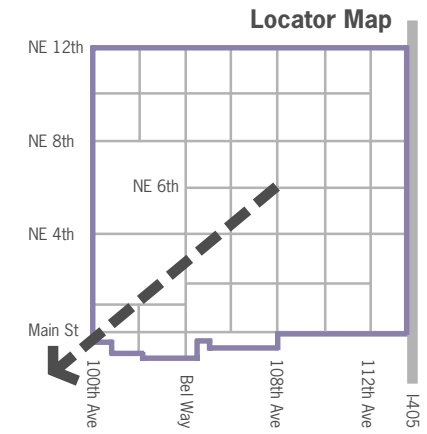
The Ridge to Bay Trail would infuse serendipity into the street grid by occurring along street edges as well as through superblocks. The change in elevation along the route would provide the opportunity for interesting design treatments.

Downtown Waterways



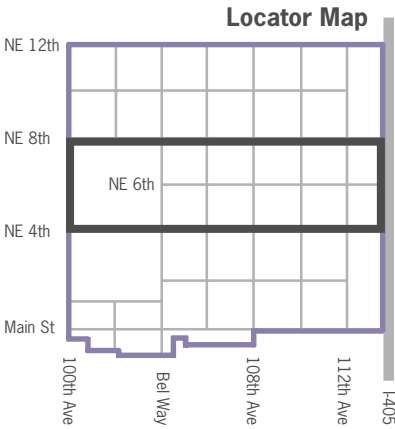
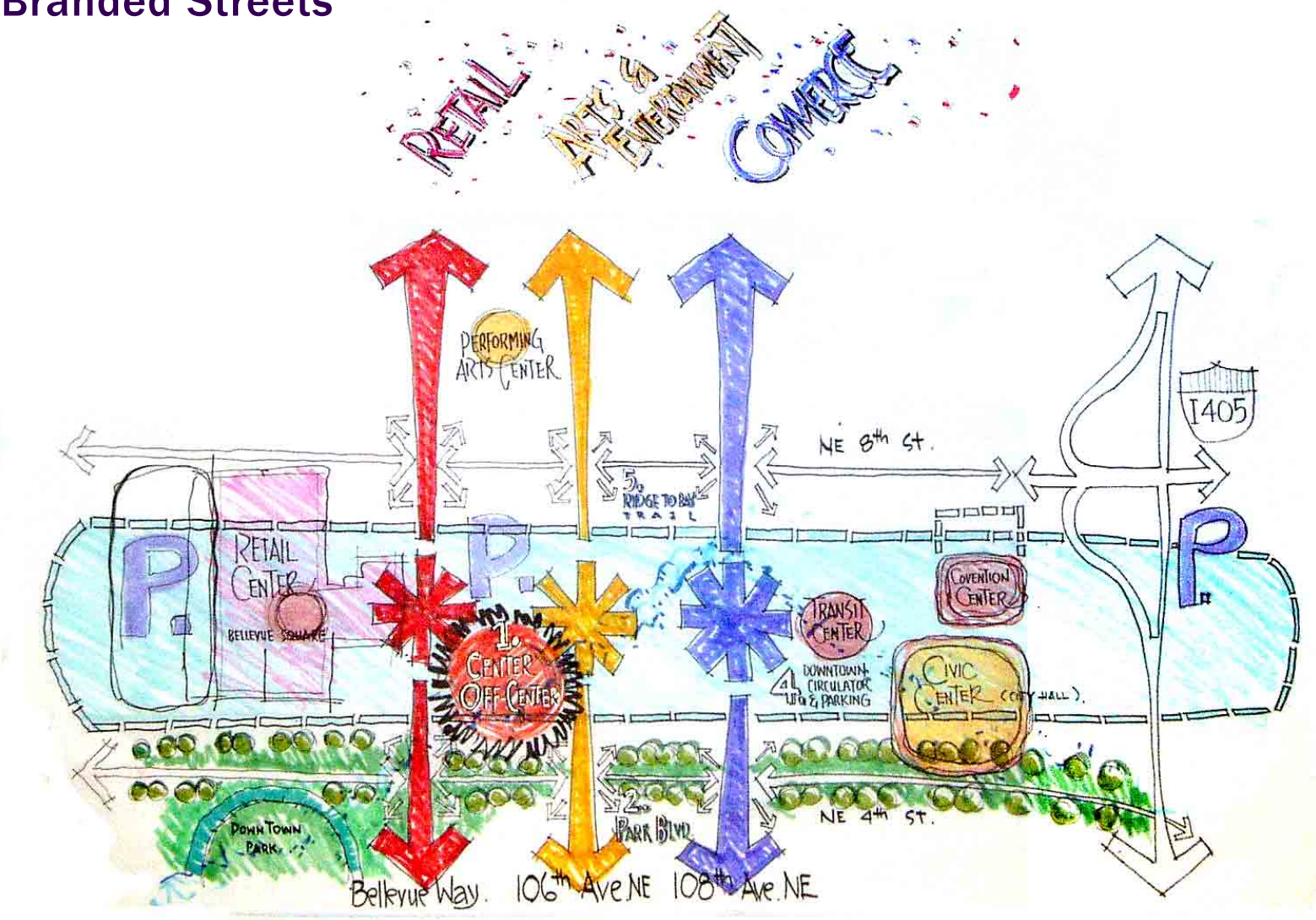
The vision may want to include a series of waterways that connect the core of downtown with Downtown Park and Meydenbauer Bay.

Recreation Opportunities



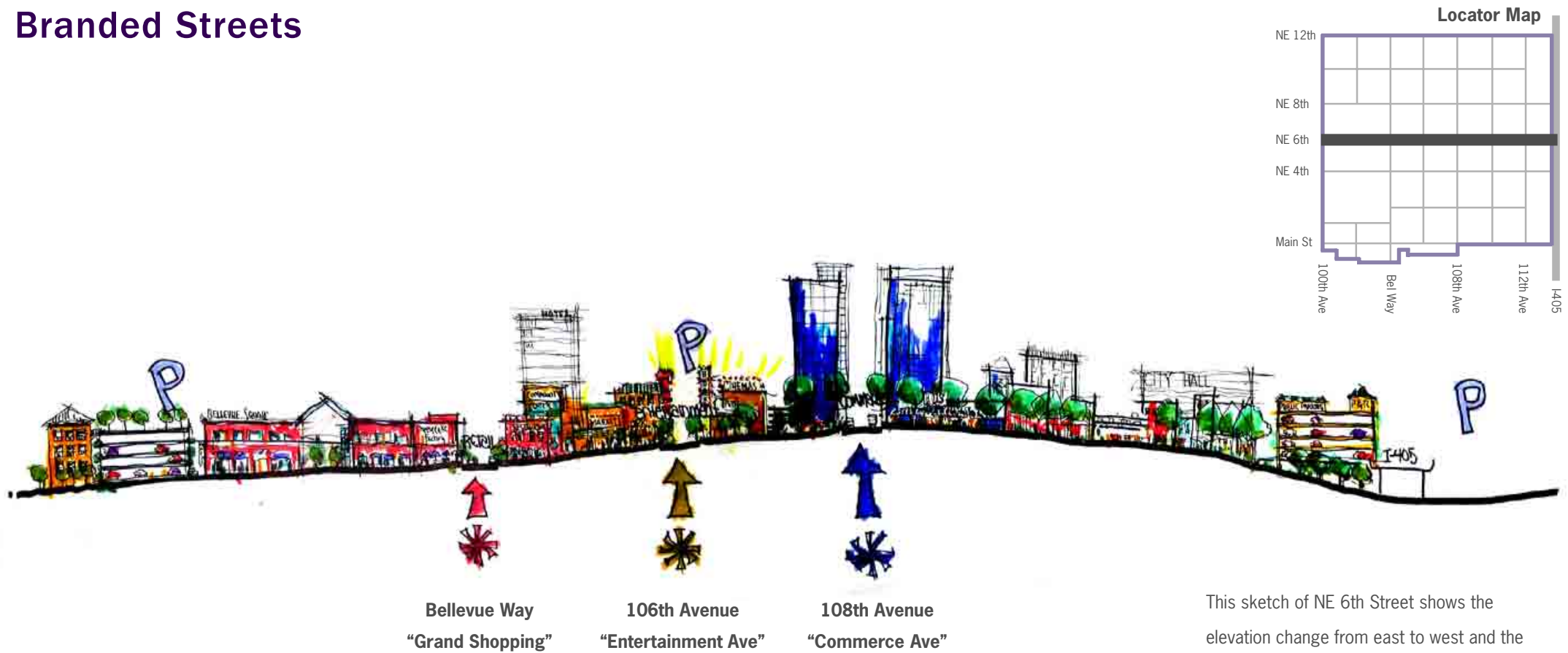
Truly unique and memorable recreation opportunities may be possible through a series of downtown waterways.

Branded Streets



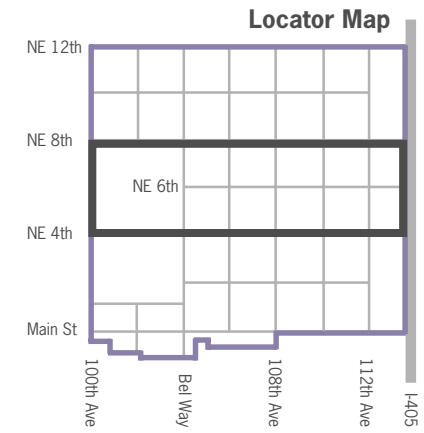
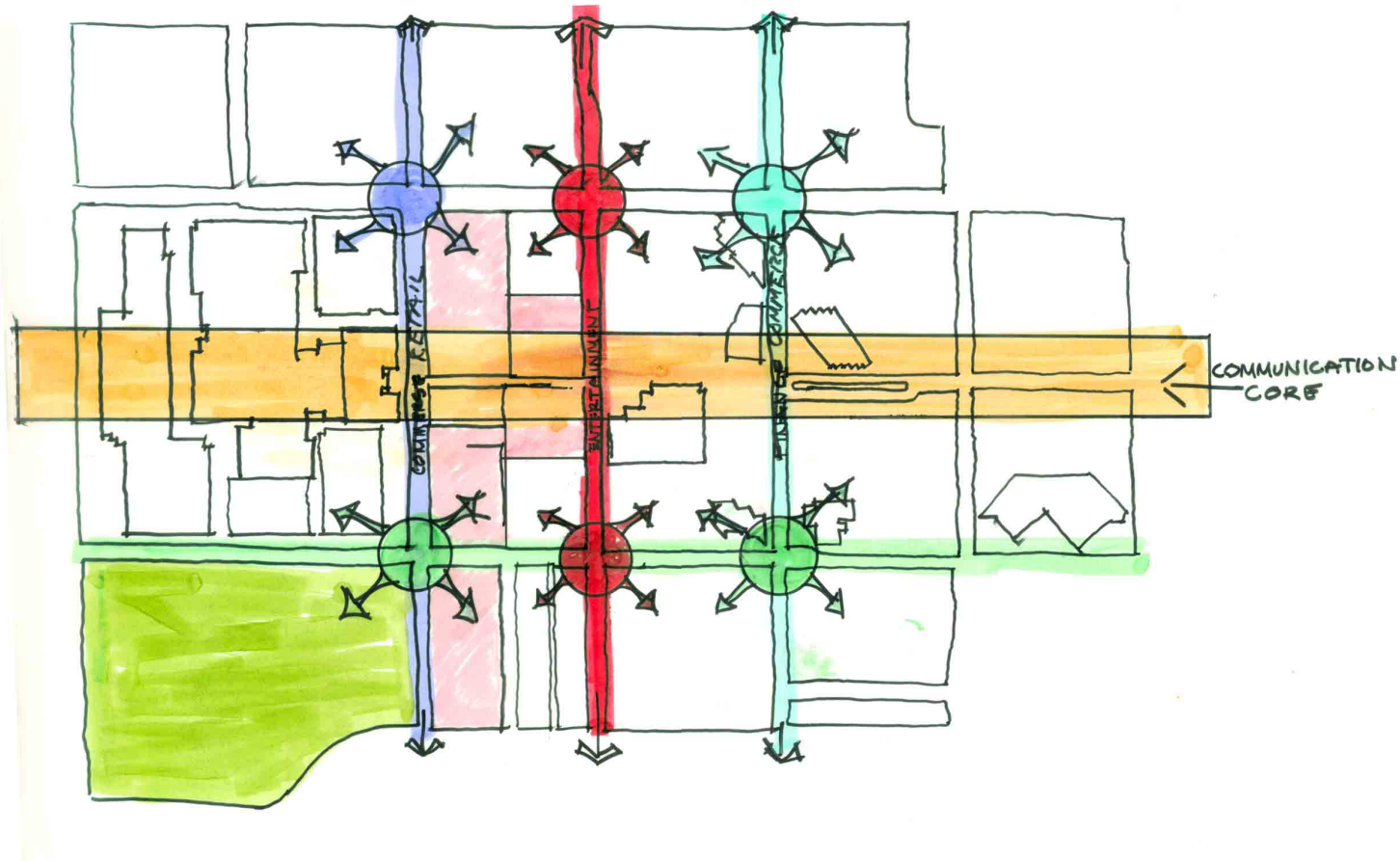
The three major north-south “branded streets” (Bellevue Way, 106th Ave, and 108th Ave) that run through the Eastside Center district will have major focal points where they intersect with the NE 6th Street Pedestrian Corridor. Each focal point should provide a distinguishable design feature that anchors the branded street and links NE 6th from east to west.

Branded Streets



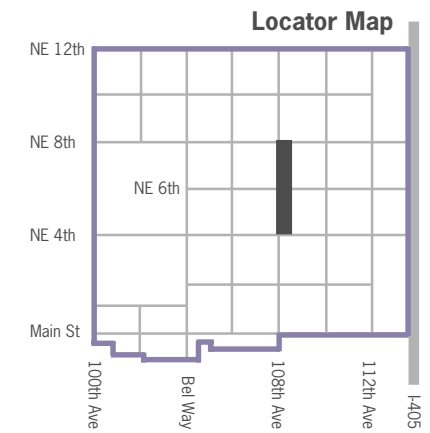
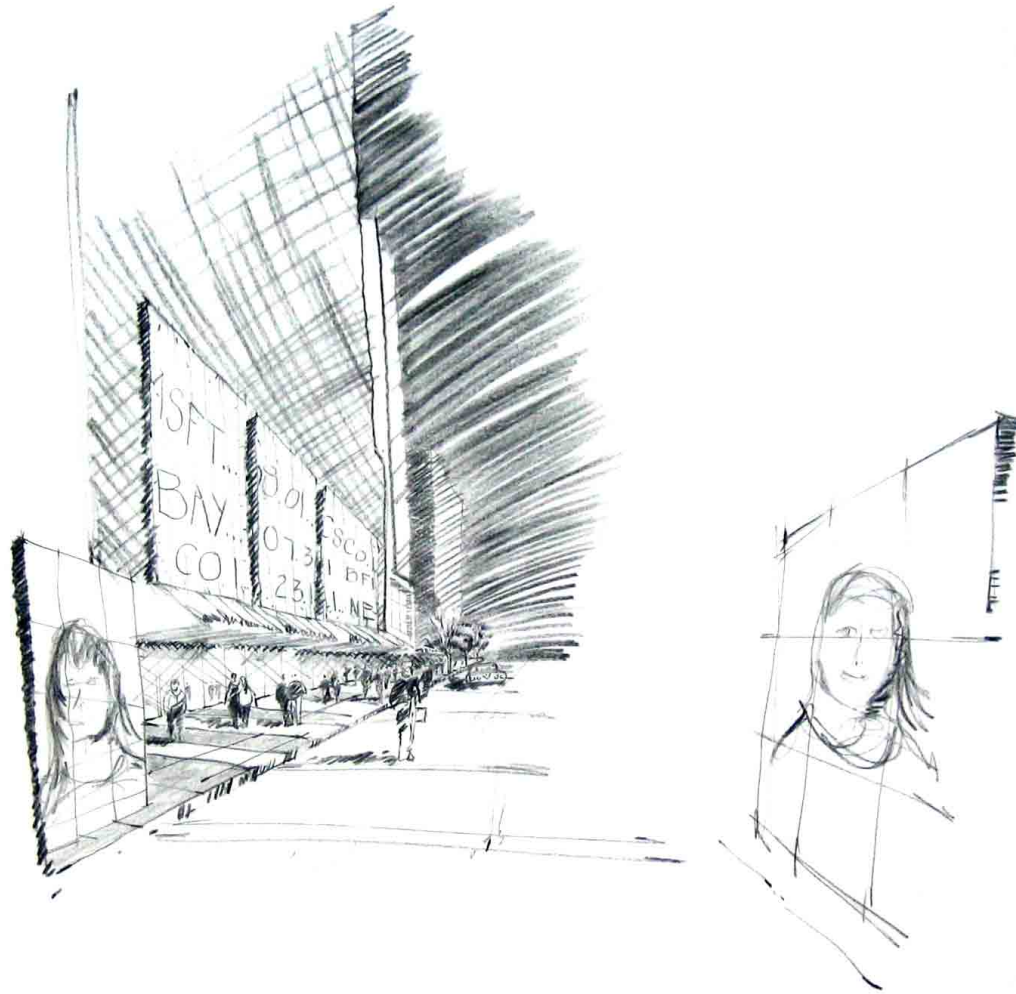
This sketch of NE 6th Street shows the elevation change from east to west and the general building forms adjacent to each branded street. The three "Ps" show major parking locations.

Branded Streets and Communication Core



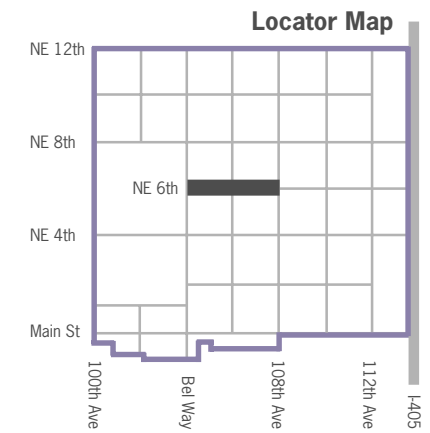
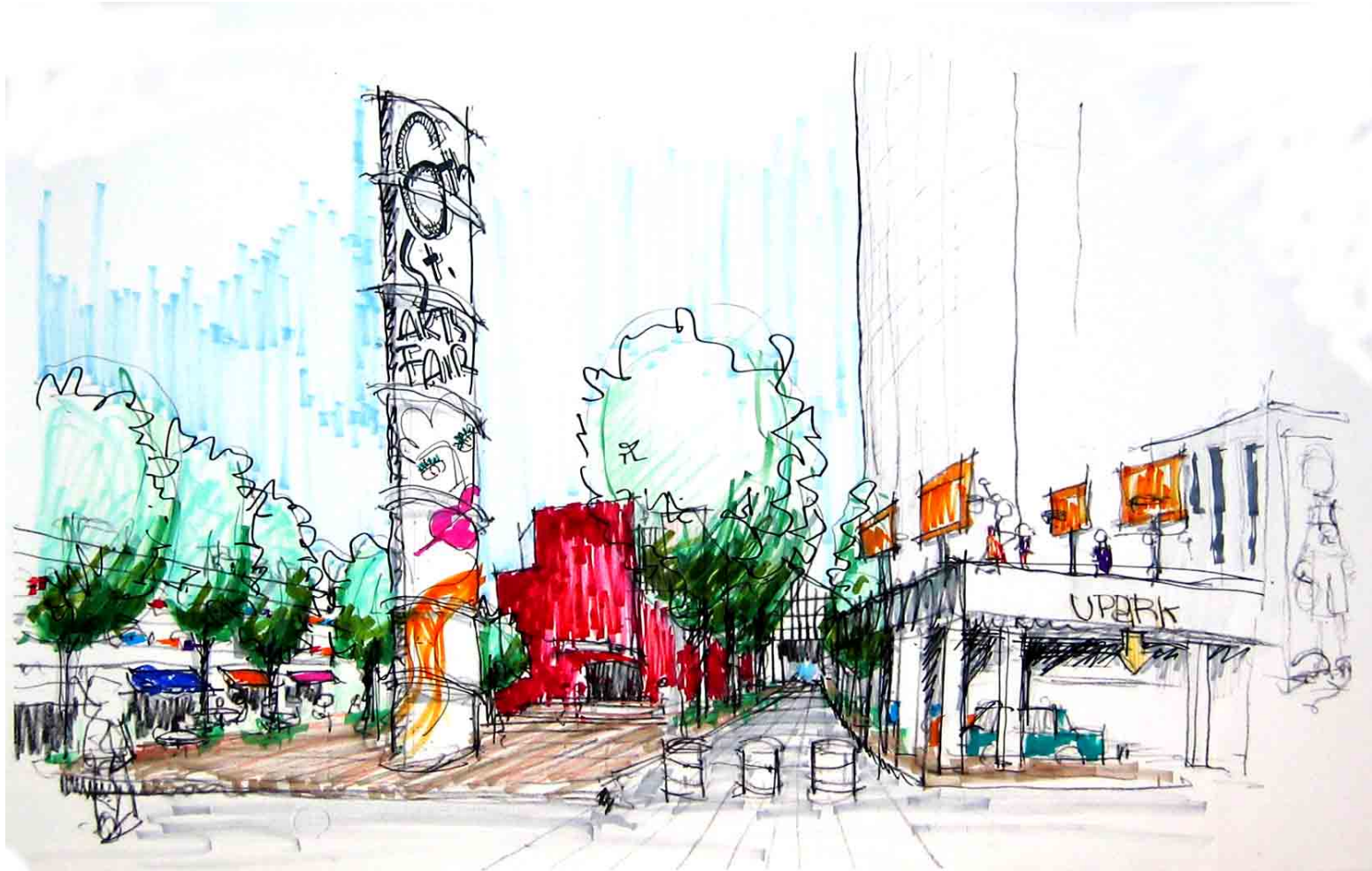
The north-south branded streets all cross the NE 6th Street Pedestrian Corridor, which is itself a branded street. There may be the opportunity to enliven NE 6th Street from east to west by developing a communication core that has wireless internet access, reader boards, and other high-tech features that tie the corridor together.

Commerce Avenue on 108th



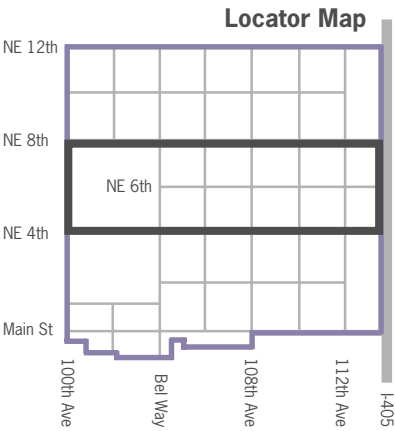
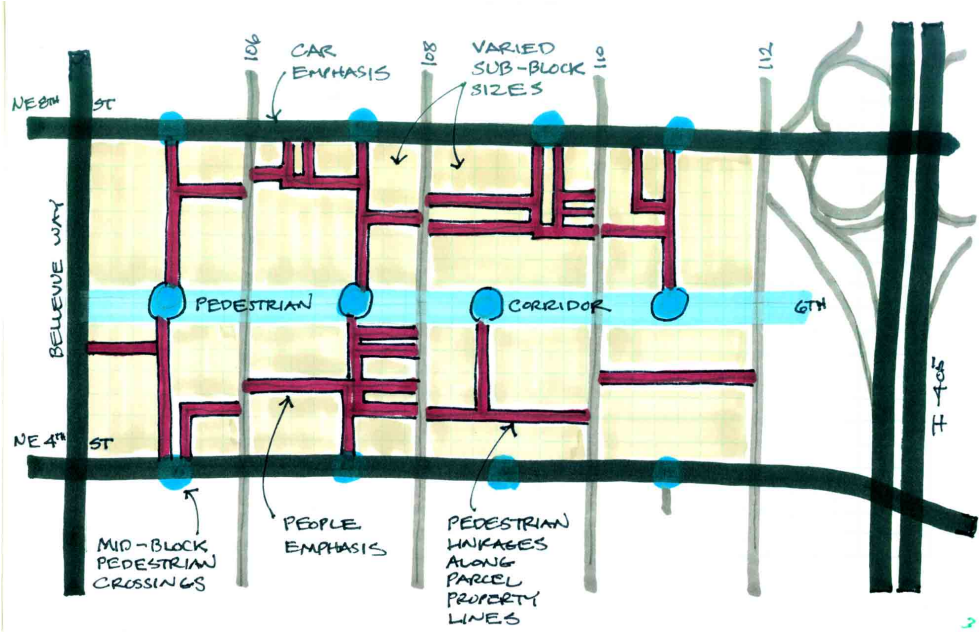
Commerce Avenue could have continually changing large wireless video screens for things such as news headlines, stock quotes, or images from around the world. It would help signify 108th Avenue as Downtown Bellevue's, as well as the greater Eastside's, primary business address.

6th Street Arts Fair



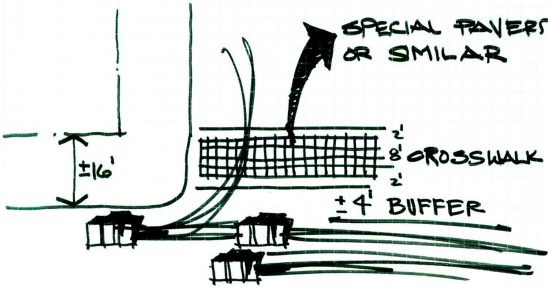
The area around the major public open space could be home to unique design features such as a symbol for the “6th Street Arts Fair.”

Pedestrian Realm

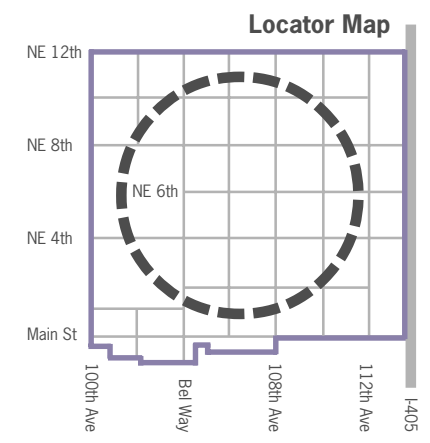
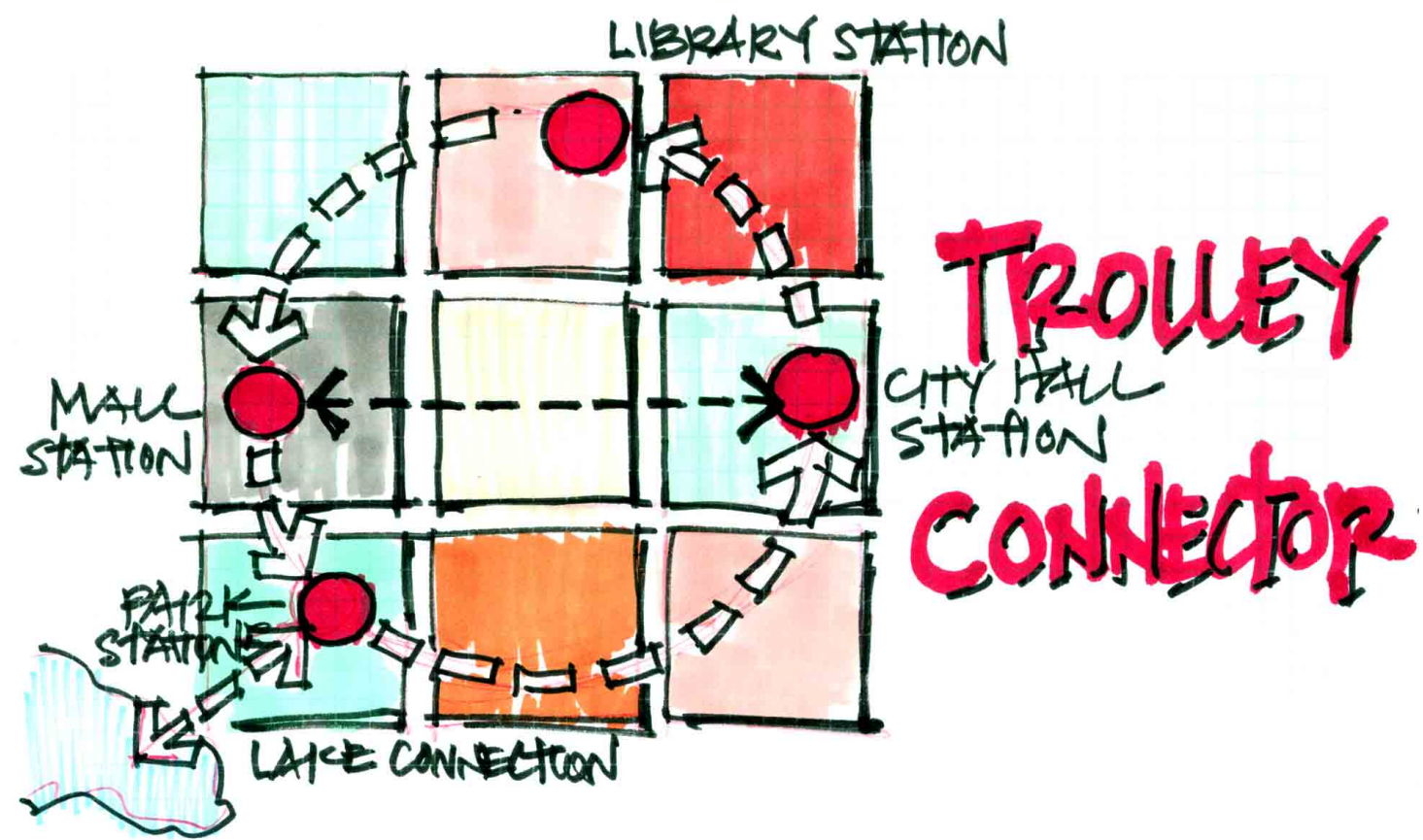


There are a number of potential improvements that could be made to the pedestrian realm in Downtown Bellevue. These include more pedestrian-scaled lighting, crosswalk treatments, and better recognition of mid-block and through-block connections.

PEDESTRIAN CROSSWALKS



Downtown Circulator Concept



The circulator concept shown here ties together the nine downtown districts. Residents, workers, and shoppers would benefit from an alternative to driving from place to place. The key is to have something that is very frequent, has an easy to remember route, and connects key attractions.